



Gwinnett County Zoning Board of Appeals

Tuesday, June 12, 2012

6:30 PM

Public Hearing – Agenda

- I. Call to Order, Pledge to Flag
- II. Opening Remarks by Chairman
- III. Approval of Agenda
- IV. Approval of Minutes (May 8, 2012)
- V. Announcements – (If any)
- VI. Old Business

ZVR2012-00032 Applicant: Magdaleno Ramos, Location: 6188 Josephine Rd, Doraville, Zip Code: 30340, Zoning: R75 MRN (Dist,LI,Parcel): R6246B 066, Proposed Development: Building Addition, Variance Type: Side Setback Encroachment, Variance Request: Encroachment of 7 ft into the 10 Ft Side Yard Setback, Commission District: 2 (Tabled on 5/8/2012)

- VII. New Business

ZVR2012-00040 Applicant John Lawless, Location: 4987 Berkeley Oak Dr, Norcross, Zip Code: 30092, Zoning: RM8, MRN (Dist,LI,Parcel): R6270 128, Proposed Development: Multifamily Lot, Variance Type: Buffer Structure Setback, Variance Request: Encroachment of 3 ft into the 5 ft Structure Setback, Commission District: 2

Department of Planning and Development

446 West Crogan Street • Lawrenceville, GA 30046-2440
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ZVR2012-00041 Applicant: Daniela Bordianu,
Location: 5750 Orouke Rd, Buford, Zip Code: 30518,
Zoning: R100, MRN (Dist,LI,Parcel): R7338 109, Proposed
Development: Single Family Dwelling Addition, Variance
Type: Front Setback Encroachment Variance Request:
Encroachment of 12 ft into the 35 Ft Front Building Setback,
Commission District: 4

ZVR2012-00042 Applicant: Leann Breedlove, Location:
6225 Josephine Rd, Doraville, Zip Code: 30340, Zoning: R75,
MRN (Dist,LI,Parcel): R6246B 086, Proposed Development:
Single Family Dwelling, Addition Variance: Type Side Setback
Encroachment, Variance Request: Encroachment of 7 ft into
the 10 ft Side Setback, Commission District: 2

ZVR2012-00043 Applicant: Reyna Valencia, Location:
6240 Edward St, Doraville, Zip Code: 30340, Zoning: R75,
MRN (Dist,LI,Parcel): R6246B 187, Proposed Development:
Single Family Dwelling Addition, Variance Type: Front Setback
Encroachment, Variance Request: Encroachment of 17 ft into
35 ft Front Building Setback Commission District: 2

ZVR2012-00044 Applicant: Reyna Valencia, Location: 6240
Edward St, Doraville, Zip Code: 30340, Zoning: R75, MRN
(Dist,LI,Parcel): R6246B 187, Proposed Development: Single
Family Dwelling Addition, Variance Type: Rear Setback
Encroachment, Variance Request: Encroachment of 23 ft into
40 ft Rear Yard Setback, Commission District: 2

ZVR2012-00045 Applicant: Reyna Valencia, Location: 6240
Edward St, Doraville, Zip Code: 30340, Zoning: R75, MRN
(Dist,LI,Parcel): R6246B 187, Proposed Development: Storage
Building, Variance Type: Accessory Structure Setback Encroachment
Variance Request: Encroachment of 3.6 ft into the 5 ft Accessory
Structure Setback, Commission District: 2

ZVR2012-00046 Applicant: Toby Heard, Location: 121
Bernice Dr, Lawrenceville, Zip Code 30046, Zoning: R100,
MRN (Dist,LI,Parcel): R5171 045, Proposed Development Garage
Addition Variance Type Side Setback Encroachment Variance
Request Encroachment of 5 ft into the 10 ft Side Yard Setback
Commission District 3

Department of Planning and Development



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ZVR2012-00047 Applicant: Debra Wozniak, Location: 1920 Old Peachtree Rd, Buford, Zip Code: 30519, Zoning: C2, MRN (Dist,LI,Parcel): R7094 243, Proposed Development: Day Care Facility, Variance Type: Accessory Structure or Use Yard Location Variance Request Allow Accessory Structures (Swimming Pool And Equipment Building) To Be Located in a Side Yard Commission District 4

ZVR2012-00048 Applicant: Marcia Jones, Location: 4400 Stone Mountain Hwy, Lilburn, Zip Code: 30047 Zoning C2 MRN (Dist,LI,Parcel): R6055 126, Proposed Development: Wall Sign, Variance Type: Wall Sign Area Increase, Variance Request: Increase Allowable Sign Area on Front Elevation from 100 sq st to 112 sq ft, Commission District: 3

- VIII. Discussion
- IX. Adjourn

gwinnettcounty

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2012-00032**
ZONING : R75
LOCATION : 6188 JOSEPHINE RD, DORAVILLE
MAP NUMBER : R6246B 066
PROPOSED DEVELOPMENT : BUILDING ADDITION
VARIANCE REQUESTED : ENCROACHMENT OF 7 FT INTO THE 10 FT SIDE
YARD SETBACK
COMMISSION DISTRICT : (2) HOWARD

APPLICANT: MAGDALENO RAMOS
6188 JOSEPHINE RD.
DORAVILLE, GA 30340

CONTACT: MAGDALENO RAMOS PHONE: 678.414.9815

OWNER: MAGDALENO RAMOS
6188 JOSEPHINE RD.
DORAVILLE, GA 30340

ZONING HISTORY:

The subject property is a 0.17 acre R-75 zoned lot with an existing single-family dwelling located in the Liberty Heights subdivision. The adjacent lots are zoned R-75 with single-family dwellings.

DEPARTMENT ANALYSIS:

The applicant is seeking approval of a variance to encroach 7 ft. into the 10 ft. side yard setback for an attached carport. The applicant constructed a carport unaware that a building permit was required. The letter of intent states that the carport will protect their vehicles from weather conditions. The applicant has provided letters of approval from adjacent neighbors that do not object to the encroachment.

This application is the result of an officer generated case with the Code Enforcement Unit (CEU2012-01479).

This application was tabled on May 8, 2012 to the June 12, 2012 meeting.

Should the Board consider approval of this request, staff would suggest the following condition:

- I. The applicant shall obtain all necessary permits including compliance with applicable building and construction codes for fire-resistance-rated construction within 30 days of the variance action.**



DEBORAH DRIVE
SUSAN LANE

JOSEPHINE ROAD

JANE ROAD

EDWARD STREET

ASH STREET

HILLSIDE DRIVE

PARK ROAD

RUFUS PLACE

PENDLEY STREET
BUTTON GWINNET

R75

M1


R75

R60

M2


6-246

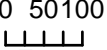
6-221

 **ZVR2012-00032**

6246B066

Gwinnett County
Department of Planning and Development
April 4, 2012

 N

 0 50 100
Feet

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2012-00040**
 ZONING : RM8
 LOCATION : 4987 BERKELEY OAK DRIVE, NORCROSS
 MAP NUMBER : R6270 128
 PROPOSED DEVELOPMENT : MULTI-FAMILY DWELLING ADDITION
 VARIANCE REQUESTED : ENCROACHMENT OF 3 FT. INTO THE 5 FT.
 STRUCTURE SETBACK
 COMMISSION DISTRICT : (2) HOWARD

APPLICANT: CHAMPION FACTORY DIRECT
 3700 DEKALB TECH PARKWAY
 ATLANTA, GA 30340

CONTACT: JOHN LAWLESS PHONE: 770.231.7486

OWNER: LESLIE E KROEGER
 4987 BERKELEY OAK DR.
 NORCROSS, GA 30092-4915

ZONING HISTORY:

The subject property is a 0.01 acre RM-8 zoned lot with an existing multi-family dwelling located in the Berkeley Terrace Subdivision. The adjacent lots are RM-8 with existing multi-family dwellings.

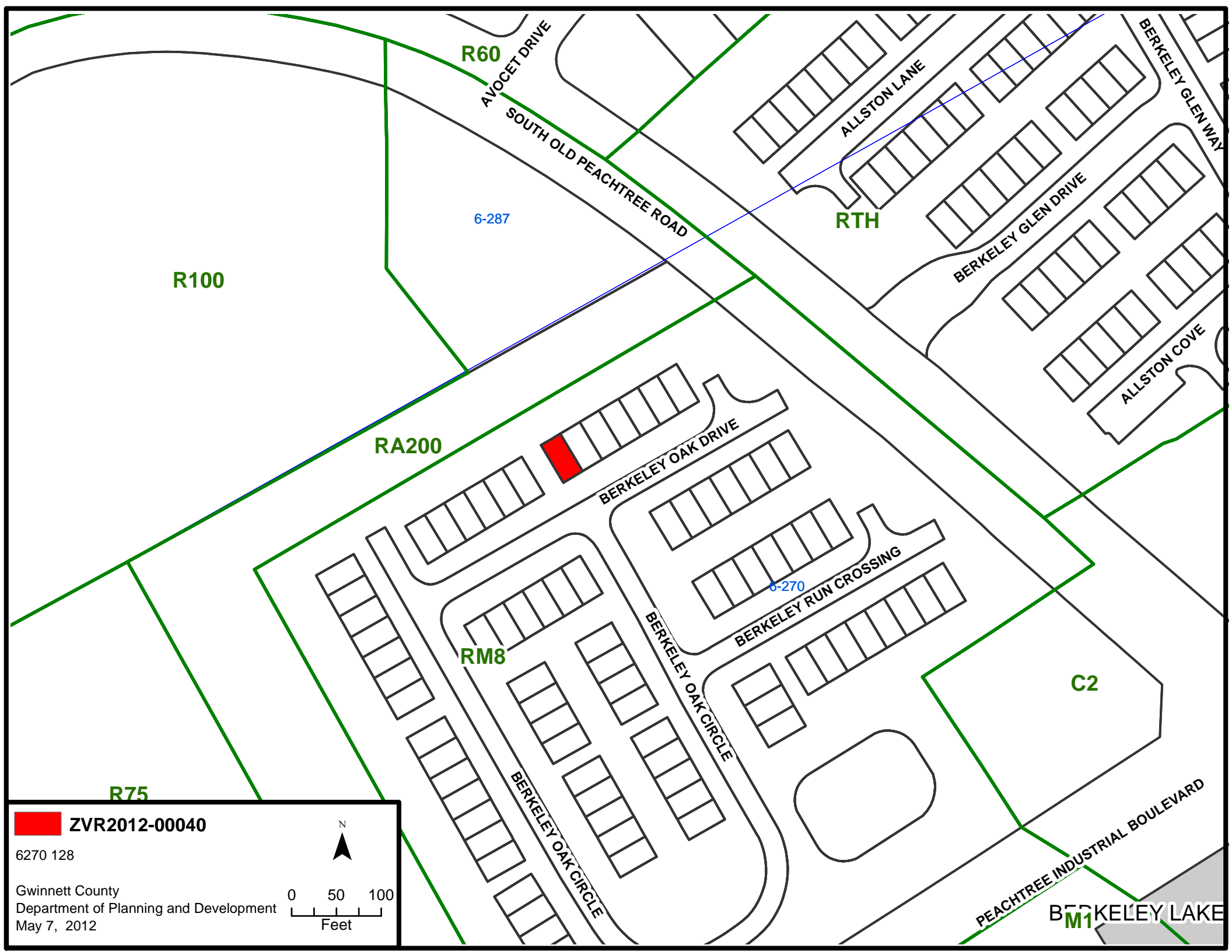
DEPARTMENT ANALYSIS:


The applicant is seeking approval of a variance to allow encroachment of 3 ft. into the 5 ft. structure setback. The applicant's letter of intent states they wish to build a sunroom that will allow use of outdoor space and protection from the weather. The applicant has obtained adjacent property owner and the homeowner's association consent. This proposed addition is located within the common area owned by the homeowners association. There is a pending administrative variance (AVR2012-00014) to encroach 9 ft. into the 40 ft. rear yard setback.

Should the Board consider approval of this request, staff would suggest the following conditions:

- 1. The applicant shall obtain all necessary permits including compliance with applicable building and construction codes for fire-resistance-rated construction within 30 days of the variance action.**
- 2. The addition shall include all roof overhangs.**
- 3. The architectural elevations shall be consistent with the treatments and color of the existing dwelling.**

- 4. Should we add the condition that the addition should match the existing house?
What is it constructed of?**



 **ZVR2012-00040**

6270 128

Gwinnett County
Department of Planning and Development
May 7, 2012

0 50 100
Feet

N

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2012-00041**
ZONING : R100
LOCATION : 5750 OROUKE RD, BUFORD
MAP NUMBER : R7338 109
PROPOSED DEVELOPMENT : SINGLE FAMILY DWELLING ADDITION
VARIANCE REQUESTED : ENCROACHMENT OF 12 FT. INTO THE 35 FT.
FRONT BUILDING SETBACK
COMMISSION DISTRICT : (4) HEARD

APPLICANT: DANIELA BORDIANU
5750 OROUKE RD
SUGAR HILL, GA 30518

CONTACT: DANIELA BORDIANU PHONE: 678.650.8768

OWNER: DANIELA BORDIANU
5750 OROUKE RD
SUGAR HILL, GA 30518

ZONING HISTORY:

The subject property is a 1.04 acre R-100 (per REZ1981-00145) zoned lot with a single-family dwelling. The adjacent lots are zoned R-100 with single-family dwellings.

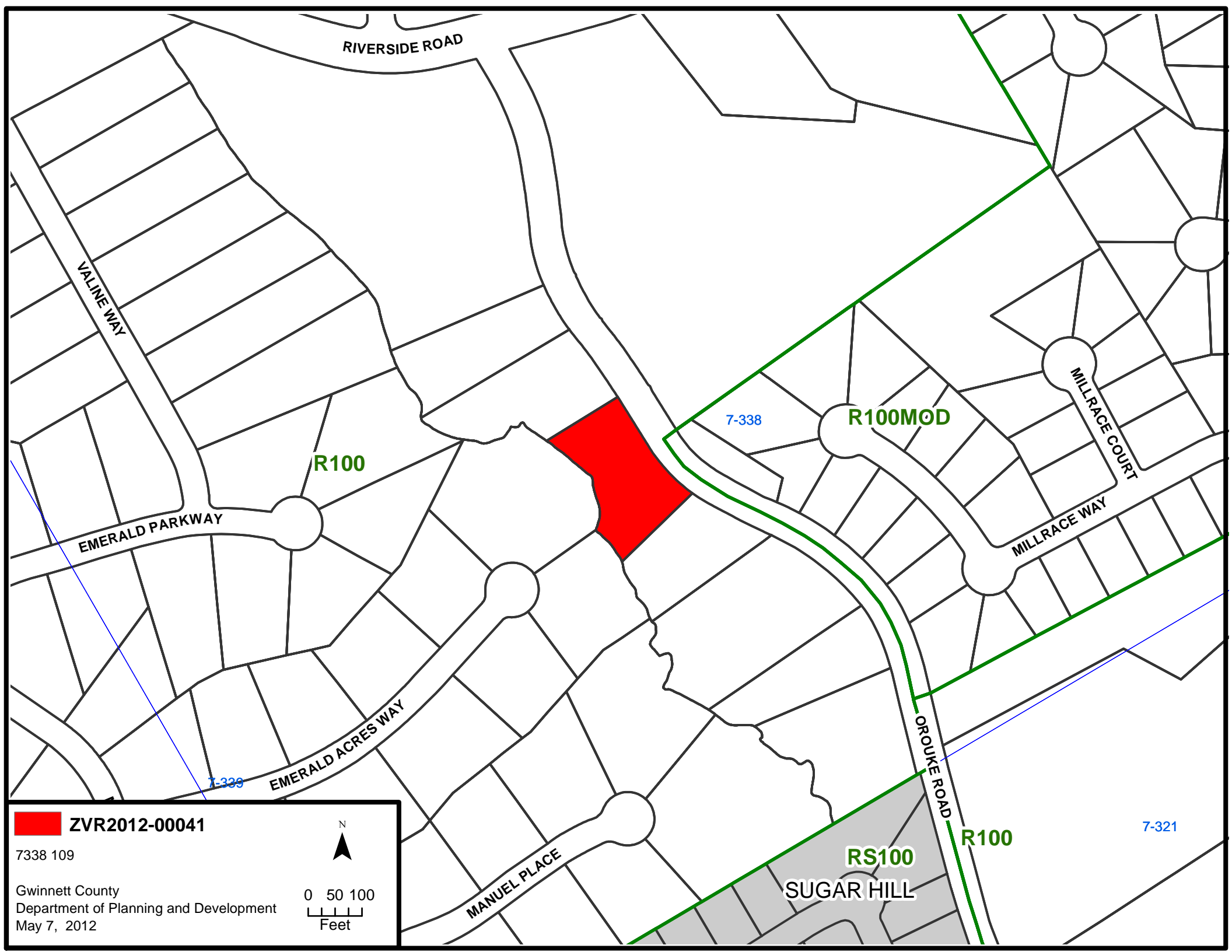
DEPARTMENT ANALYSIS:

The applicant is seeking approval of a variance to encroach 12 ft. into the 35 ft. front yard setback for a covered porch. The applicant constructed a front porch with columns unaware that a building permit was required. The letter of intent states that the porch was added to protect the home from inclement weather conditions and to improve the property value. The applicant has provided an engineer's report stating the porch is in compliance with current building codes. Staff notes that there was a previous administrative variance (AVR1994-00382) to encroach 1.5 ft. into the 35 ft. front yard setback.

This application is the result of an inspector generated case from the Building Inspections Unit (COM2011-00268).

Should the Board consider approval of this request, staff would suggest the following condition:

- 1. The encroachment shall include all roof overhangs.**
- 2. The applicant shall obtain all necessary permits within 30 days and a certificate of completion within 60 days of the variance action.**



RIVERSIDE ROAD

VALINE WAY

R100

EMERALD PARKWAY

7-338

R100MOD

MILLRACE COURT

MILLRACE WAY

7-339

EMERALD ACRES WAY

OROUKE ROAD

R100

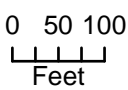
7-321

 ZVR2012-00041

7338 109



Gwinnett County
Department of Planning and Development
May 7, 2012



RS100
SUGAR HILL

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2012-00042**
ZONING : R75
LOCATION : 6225 JOSEPHINE RD, DORAVILLE
MAP NUMBER : R6246B 086
PROPOSED DEVELOPMENT : SINGLE FAMILY DWELLING ADDITION
VARIANCE REQUESTED : ENCROACHMENT OF 7 FT. INTO THE 10 FT. SIDE
SETBACK
COMMISSION DISTRICT : (2) HOWARD

APPLICANT: LEANN BREEDLOVE
6225 JOSEPHINE RD.
DORAVILLE, GA 30340

CONTACT: LEANN BREEDLOVE PHONE: 404.444.0217

OWNER: LEANN BREEDLOVE
6225 JOSEPHINE RD.
DORAVILLE, GA 30340

ZONING HISTORY:

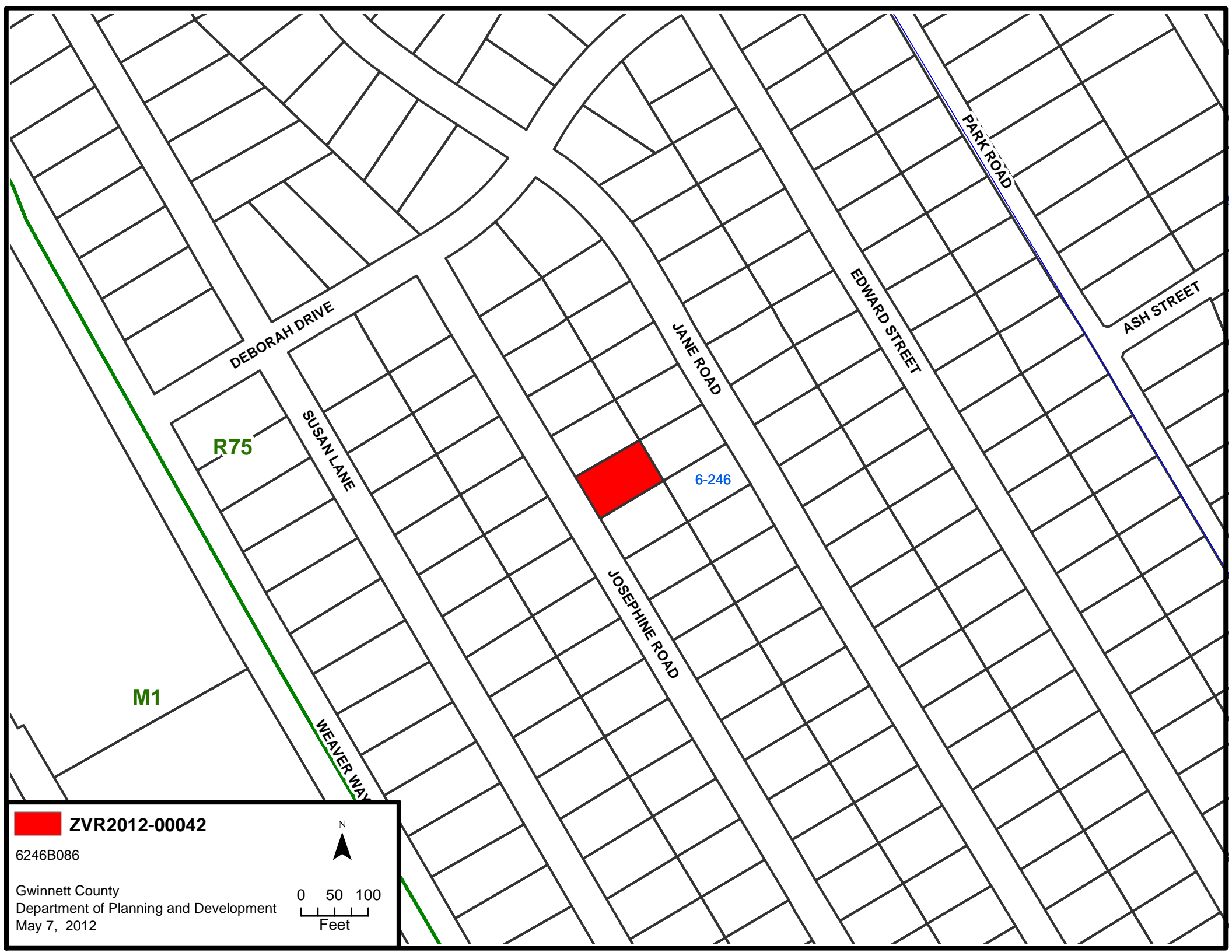
The subject property is a 0.18 acre R-75 zoned lot with an existing single-family dwelling located in the Liberty Heights Subdivision. The adjacent lots are zoned R-75 with existing single-family homes.

DEPARTMENT ANALYSIS:

The applicant is seeking approval of a variance to allow encroachment of 7 ft. into the 10 ft. side yard setback. The letter of intent states the addition was built several years ago without a building permit. The addition is used for storage and parking a car. This variance request is the result of an officer generated Code Enforcement Case (CEU2012-01461).

Should the Board consider approval of this request, staff would suggest the following conditions:

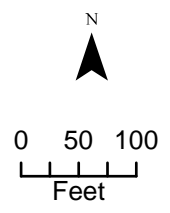
- I. The applicant shall obtain all necessary permits including compliance with applicable building and construction codes for fire-resistance-rated construction within 30 days of the variance action.**



 **ZVR2012-00042**

6246B086

Gwinnett County
Department of Planning and Development
May 7, 2012



**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2012-00043**
ZONING : R75
LOCATION : 6240 EDWARD STREET, DORAVILLE
MAP NUMBER : R6246B 187
PROPOSED DEVELOPMENT : SINGLE FAMILY DWELLING ADDITION
VARIANCE REQUESTED : ENCROACHMENT OF 17 FT INTO THE 35 FT
FRONT BUILDING SETBACK
COMMISSION DISTRICT : (2) HOWARD

CASE NUMBER : **ZVR2012-00044**
ZONING : R75
LOCATION : 6240 EDWARD STREET, DORAVILLE
MAP NUMBER : R6246B 187
PROPOSED DEVELOPMENT : SINGLE FAMILY DWELLING ADDITION
VARIANCE REQUESTED : ENCROACHMENT OF 23 FT INTO THE 40 FT
REAR YARD SETBACK
COMMISSION DISTRICT : (2) HOWARD

CASE NUMBER : **ZVR2012-00045**
ZONING : R75
LOCATION : 6240 EDWARD STREET, DORAVILLE
MAP NUMBER : R6246B 187
PROPOSED DEVELOPMENT : STORAGE BUILDING
VARIANCE REQUESTED : ENCROACHMENT OF 3.6 FT INTO THE 5 FT
ACCESSORY STRUCTURE SETBACK
COMMISSION DISTRICT : (2) HOWARD

APPLICANT: REYNA VALENCIA
6240 EDWARD STREET
DORAVILLE, GA 30340

CONTACT: REYNA VALENCIA PHONE: 678.887.0044

OWNER: REYNA VALENCIA
6240 EDWARD STREET
DORAVILLE, GA 30340

ZONING HISTORY:

The subject property is a 0.17 acre R-75 zoned lot with an existing single-family dwelling located in the Liberty Heights subdivision. The adjacent lots are zoned R-75 with single-family dwellings.

DEPARTMENT ANALYSIS:

The applicant is seeking approval of three (3) variances .The first variance request (ZVR2012-00043) is to allow an encroachment of 17 ft. into the 35 ft. front building setback. The applicant's letter of intent states that the wood deck was existing when the applicant purchased the house. The applicant is proposing to extend the deck across the front of the house.

The second variance request (ZVR2012-00044) is to allow an encroachment of 23 ft. into the 40 ft. rear yard setback for an addition to the residence. The applicant's letter of intent states they would like to construct an addition to accommodate their growing family.

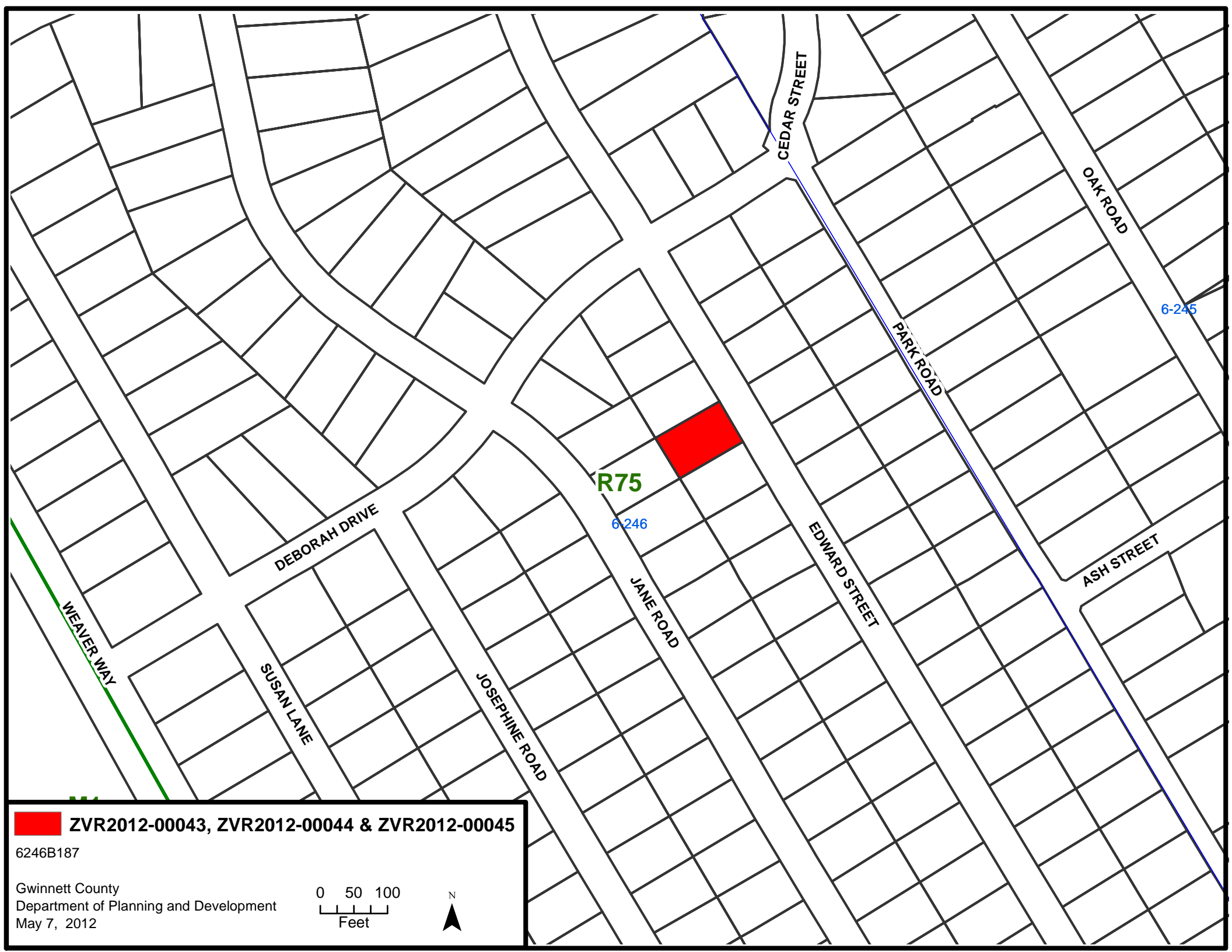
The third variance request (ZVR2012-00045) is to allow a storage building to encroach into the 5 ft. accessory structure setback. The applicant installed a storage building on a concrete slab unaware that a building permit was required.

The survey provided by the applicant indicates that the house encroaches into the front building setback. Letters have been submitted from adjacent neighbors stating they have no objection to the additions.

This application is the result of an officer generated case from the Code Enforcement Unit (CEU2012-01368).

Should the Board consider approval of these requests, staff would suggest the following conditions:

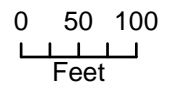
- 1. The encroachment shall include all roof overhangs.**
- 2. The architectural elevations shall be consistent with the treatments and color of the existing dwelling.**
- 3. The applicant shall obtain all necessary permits including compliance with applicable building and construction codes for fire-resistance-rated construction within 30 days of the variance action.**



 ZVR2012-00043, ZVR2012-00044 & ZVR2012-00045

6246B187

Gwinnett County
Department of Planning and Development
May 7, 2012



**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2012-00046**
ZONING : R100
LOCATION : 121 BERNICE DR, LAWRENCEVILLE
MAP NUMBER : R5171 045
PROPOSED DEVELOPMENT : GARAGE ADDITION
VARIANCE REQUESTED : ENCROACHMENT OF 5 FT INTO THE 10 FT SIDE
YARD SETBACK
COMMISSION DISTRICT : (3) BEAUDREAU

APPLICANT: TOBY HEARD
1118 BRASELTON HWY
LAWRENCEVILLE, GA 30043

CONTACT: TOBY HEARD PHONE: 770.963.0562

OWNER: RALPH & ANNE RODRIGUEZ
121 BERNICE DR
LAWRENCEVILLE, GA 30045

ZONING HISTORY:

The subject property is a 0.38 acre R-100 zoned lot with a single-family dwelling located in the New Hope Estates subdivision. The adjacent lots are zoned R-100 with single-family dwellings.

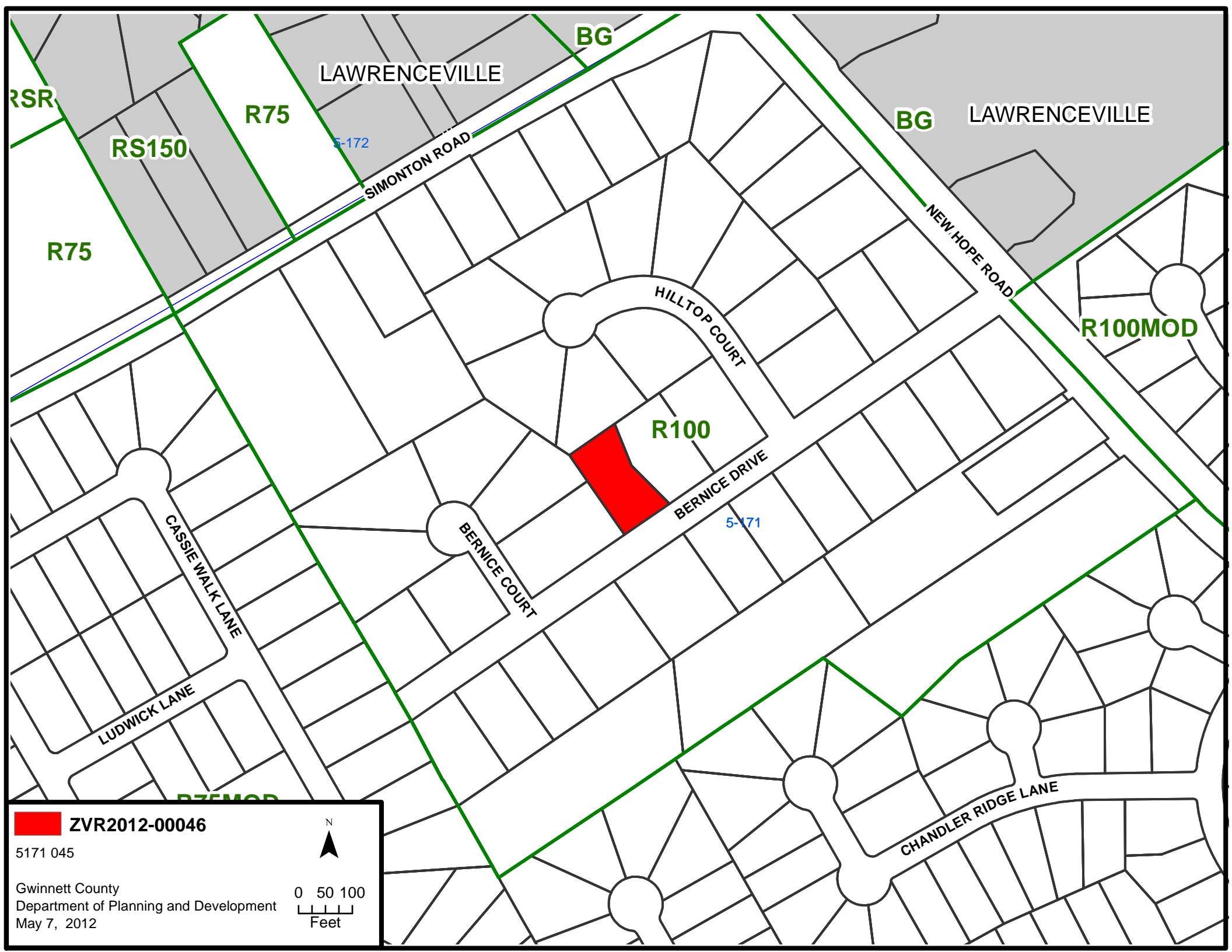
DEPARTMENT ANALYSIS:

The applicant is seeking approval of a variance to encroach 5 ft. into the 10 ft. side yard setback for an attached garage. The letter of intent states that the garage will be used for storage and will increase the value of the home. The applicant has provided letters of approval from adjacent neighbors that do not object to the encroachment.

This variance request is the result of an application for a building permit.

Should the Board consider approval of this request, staff would suggest the following condition:

- 1. The applicant shall obtain all necessary permits including compliance with applicable building and construction codes for fire-resistance-rated construction.**
- 2. The architectural elevations shall be consistent with the treatments and color of the existing dwelling.**



LAWRENCEVILLE

LAWRENCEVILLE

RS150

5-172

R75

BG

BG

R100MOD

R100

5-171

R75MOD

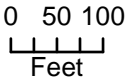
 ZVR2012-00046

5171 045

N



Gwinnett County
Department of Planning and Development
May 7, 2012



**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2012-00047**
ZONING : C2
LOCATION : 1920 OLD PEACHTREE RD, BUFORD
MAP NUMBER : R7094 243
PROPOSED DEVELOPMENT : DAY CARE FACILITY
VARIANCE REQUESTED : ALLOW ACCESSORY STRUCTURES (SWIMMING
POOL AND EQUIPMENT BUILDING) TO BE
LOCATED IN A SIDE YARD
COMMISSION DISTRICT : (4) HEARD

APPLICANT: DEBRA WOZNIAK
2313 ROCK CHAPEL RD
LITHONIA, GA 30058

CONTACT: DEBRA WOZNIAK PHONE: 770.262.5510

OWNER: KID'S HARBOR LLC
P.O. BOX 311
LAWRENCEVILLE, GA 30046

ZONING HISTORY:

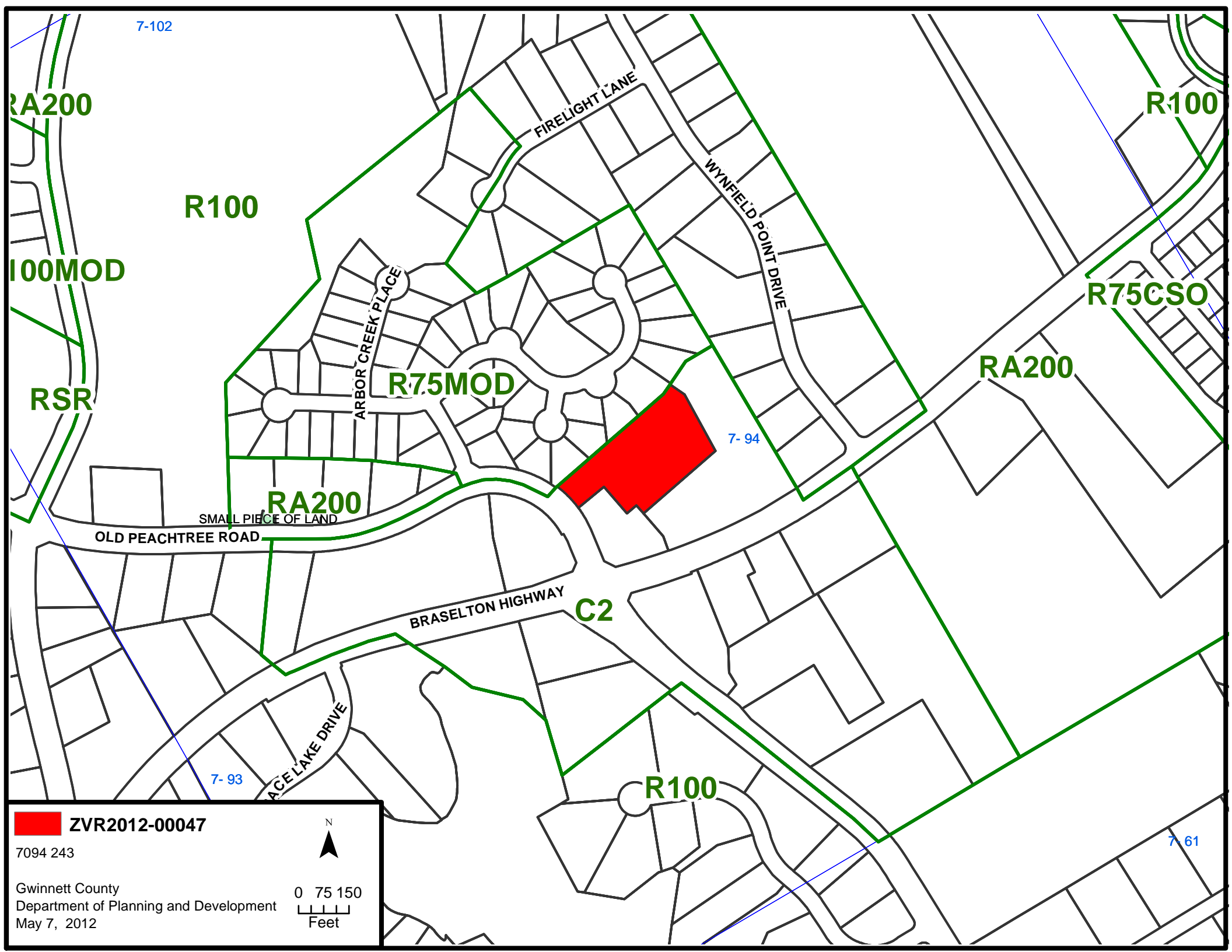
The subject property is a 1.97 acre C-2 zoned tract with an existing daycare center at the intersection of Braselton Highway and Old Peachtree Road. The adjacent tracts are C-2 on the southern property line with a retail center and R-75 on the northern property line with existing single-family dwellings.

DEPARTMENT ANALYSIS:

The applicant is seeking approval of a variance to allow accessory structures (swimming pool and equipment building) to be located in a side yard. The applicant's letter of intent states the pool will be used for swimming lessons during their summer programs.

Should the Board consider approval of this request, staff would recommend the following condition:

- 1. The applicant shall obtain all necessary permits.**
- 2. Submit a landscape plan to the Development Review consisting of a fence and shrubs for review and approval prior to the issuance of a building permit.**



7-102

RA200

R100

R100

100MOD

R75CSO

RSR

R75MOD

RA200

RA200

7-94

SMALL PIECE OF LAND

OLD PEACHTREE ROAD

BRASELTON HIGHWAY

C2

ACE LAKE DRIVE

7-93

R100

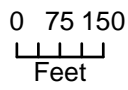
7-61

 ZVR2012-00047

7094 243



Gwinnett County
Department of Planning and Development
May 7, 2012



**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2012-00048**
 ZONING : C2
 LOCATION : 4400 STONE MOUNTAIN HWY, LILBURN
 MAP NUMBER : R6055 126
 PROPOSED DEVELOPMENT : WALL SIGN
 VARIANCE REQUESTED : INCREASE ALLOWABLE SIGN AREA ON FRONT
 ELEVATION FROM 100 SQ. FT. TO 112 SQ. FT.
 COMMISSION DISTRICT : (3) BEAUDREAU

APPLICANT: SIGNAL SIGNS OF GA
 440 SIX FLAGS PKWY
 MABLETON, GA 30126

CONTACT: MARCIA JONES PHONE: 770.941.9900

OWNER: NATIONAL RETAIL PROPERTIES
 450 S. DRANGE AVE. STE 190
 ORLANDO, FL 32801

ZONING HISTORY:

The subject property is a 9.80 acre C-2 zoned tract (per REZ1975-00053 and SUP2002-00060) with an existing car dealership located within the U. S. Highway 78 Overlay District. The adjacent tracts are zoned C-2 with existing commercial business.

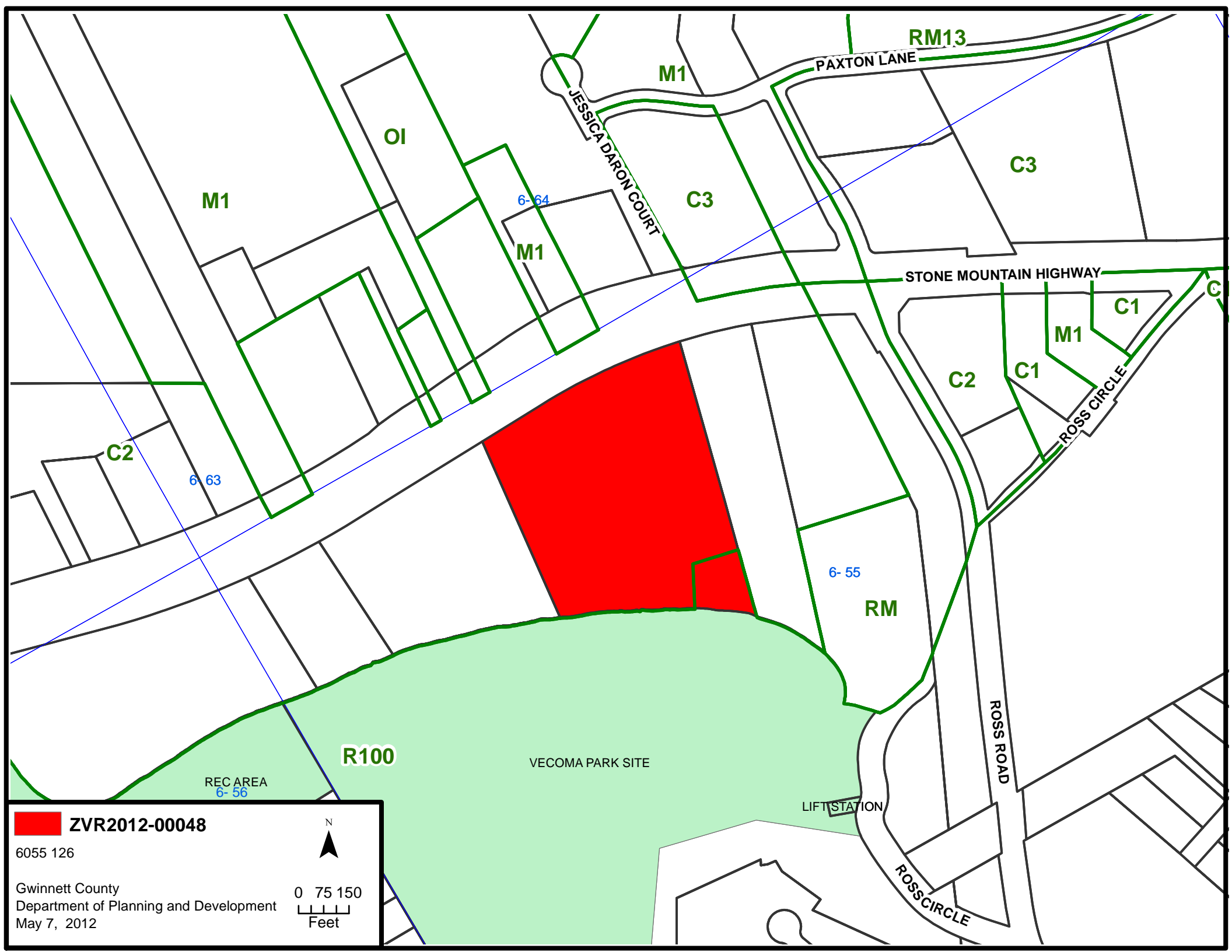
DEPARTMENT ANALYSIS:

The applicant is seeking approval of a variance to increase the allowable sign area on the front elevation from 100 sq. ft. to 112 sq. ft. The front elevation contains 95.47 sq. ft. of existing signage (SLP2012-00159). The applicant is proposing an additional 16.52 sq. ft. of signage. The applicant's letter of intent states that Scion is a brand within the Toyota family and is considered a separate car line. The applicant states that the Scion letters are a standard size (15 inch in height) and it is vital for business to have a separate sign.

The Gwinnett County Sign Ordinance allows a maximum total of 100 sq. ft. per any one elevation with an aggregate total of 200 sq. ft. for all building elevations. The total existing aggregate signage installed is 113.52 sq. ft.

Should the Board consider approval of this request, staff would recommend the following conditions:

- I. The increase in wall sign square footage shall be for the front elevation only.**



 **ZVR2012-00048**
6055 126

Gwinnett County
Department of Planning and Development
May 7, 2012

 N

 0 75 150
Feet

Department of Planning and Development



446 West Crogan Street • Lawrenceville, GA 30046-2440
 (tel) 678.518.6000
 www.gwinnettcountry.com

gwinnettcountry

Variance Application from the Zoning Resolution
 (Both Zoning Board of Appeals & Administrative)

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines & Information. Please **TYPE** or **PRINT** and sign in **BLUE** ink. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

Applicant Information	Property Owner Information
Name <u>JOHN LAWLESS (Champion)</u>	Name <u>Berkeley Terrace HOA</u>
Address (all correspondence will be mailed to this address): <u>3700 Dekalb tech pkwy</u>	Address <u>PO Box 2082</u>
<u>Atlanta</u>	City <u>Loganville</u>
City <u>Atlanta</u>	State <u>GA</u> Zip <u>30052</u>
State <u>GA</u> Zip <u>30340</u>	Phone <u>770)466-6331 x114</u>
Phone <u>770 231 7486</u>	
Contact Person Name: <u>John Lawless</u> Phone: <u>770 231 7486</u>	
Email Address: <u>Atlanta.PRMGP@ChampionFactoryDirect.com</u>	
Applicant is the (please check or circle one of the following):	
<input type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser	

Address of Property 4987 Berkeley oak drive

Subdivision or Project Name Berkeley terrace Lot & Block 27 A

District, Land Lot, & Parcel (MRN) 8th 4 270

Proposed Development _____

Building Permit Number (if construction has begun) BLD _____

Variance Requested Reduce Rear Building Line by 9' including overhangs to construct a 9 X 11 sunroom at rear of existing Building

- Please attach a **LETTER OF INTENT** explaining the proposed use and the justification or hardship for this variance.

Case No. ZVR 2012-00040

Applicant Certification

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or any portion thereof shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

[Signature] 2-3-12
Signature of Applicant Date

Notary Seal

JOHN LAWLESS Manager
Typed or Printed Name & Title

[Signature] 2/3/12
Signature of Notary Public Date

Property Owner Certification

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of variance affecting the same land, or any portion thereof, shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

[Signature] 2/3/12
Signature of Property Owner Date

Stephanie Seeley (Newsome)
Typed or Printed Name & Title

VONDA BROWN
Notary Public
ROCKDALE COUNTY
STATE OF GEORGIA
My Commission Expires March 2, 2015

[Signature] 2-3-12
Signature of Notary Public Date

Planning & Development Use Below Only

Date Received: 2/4/12 Received By: [Signature] MRN: 60270128

Zoning District: RMS Hearing Date (if applicable): _____ Commission District: 2

Variance Type: Buffer Structure Setback Code Section: ZR 606.06

Related Cases & Applicable Conditions: REZ1999-00114

Variance Description: encroachment of 3ft into the 5ft structure setback

Case No. ZVR2012-00040

To whom it may concern.

This letter is to explain the proposed use and specific hardship for proposed Sun room. The purpose of the Variance request is to obtain a Permit to construct a 9'x11' Sun room at the rear of the residence located at 4987 Berkley Oaks drive Duluth. The proposed Sunroom will allow more use of outdoor space and yet be protected from the weather and bugs; due to the lot size it has made any additions very difficult. We have obtained all necessary documents from neighbors which indicate no objection of the construction of this Sun room.

Regards John Lawless
Champion Window Co



Mail

COMPOSE

101 Cookbooks - Miso Sesame Winter Squash - 2 days ago

Inbox (4)

Starred

Important

4987 berkley oak drive

Inbox x

s.newsome

s.newsome@liberty

Chat

Search people...

PRMGR, Atlanta

Set status her

Call phone

Drash, Jim

Criss Maple

Amanda Antrum

PRMGR, Atlanta

Jan 25 (2 days ago)

Show de

Good afternoon, i was wondering if there is any way

Stephanie 1:16 PM (17 hours ago)

to me

Liberty is the management company for the Berkeley Terrace HOA. Berkeley Terrace HOA are the owners of the property. The HOA has given written approval for the construction of this sunroom for Ms. Kroeger. Please let this email serve as proof of such. I can be reached if anyone has any questions at 770-466-6331 ext114. Thanks!



GWINNETT COUNTY
Department of Planning & Development
One Justice Square
446 West Crogan Street, Lawrenceville, Georgia 30045
Phone: 678.518.6000 Fax: 678.518.6240
www.gwinnettcounty.com

LETTER OF ACKNOWLEDGEMENT SETBACK VARIANCE REQUEST

Date: 12/1/11

To: Gwinnett County Department of Planning and Development
Development Services Section

Reference: Setback Variance Request

Property Location:

Street Address: 4985 Beckley Oak Dr

Subdivision Name: Beckley Terr

Lot Number: _____ Block Number: _____

Owner's Name: Arion Parks

This is to acknowledge that I own property either adjoining or near the above referenced property. It is my understanding that the owner of the property is requesting a variance to encroach the _____ yard for a distance of _____ feet. I have been shown a site plan of this property showing the proposed encroachment. By signing this statement, I acknowledge that I have no objection to the Department of Planning and Development granting this variance request for the encroachment shown.

[Signature]
Signature

Arion Parks
Print Name

Address of property owned near the site: 4987 Beckley Oak Dr

Lot Number: 27A Block Number: _____

Mailing Address: 4987 Beckley Oak Dr

Norcross, GA 30092

Telephone: (7) 558-6356 Cell Phone: _____



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LETTER OF ACKNOWLEDGEMENT SETBACK VARIANCE REQUEST

Date: 12/1/11

To: Gwinnett County Department of Planning and Development
Development Services Section

Reference: Setback Variance Request

Property Location:

Street Address: 4981 Beckley OAK DR

Subdivision Name: Beckley Terr

Lot Number: _____ Block Number: _____

Owner's Name: Lewis House

This is to acknowledge that I own property either adjoining or near the above referenced property. It is my understanding that the owner of the property is requesting a variance to encroach the _____ yard for a distance of _____ feet. I have been shown a site plan of this property showing the proposed encroachment. By signing this statement, I acknowledge that I have no objection to the Department of Planning and Development granting this variance request for the encroachment shown.

[Signature]
Signature

Lewis House
Print Name

Address of property owned near the site: 4987 Beckley OAK DR

Lot Number: 27A Block Number: _____

Mailing Address: 4987 Beckley OAK DR

NORCROSS, GA 30092

Telephone: (7) 558-6356 Cell Phone: _____



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LETTER OF ACKNOWLEDGEMENT SETBACK VARIANCE REQUEST

Date: 12/1/11

To: Gwinnett County Department of Planning and Development
Development Services Section

Reference: Setback Variance Request

Property Location:

Street Address: 5051 Peachtree Industrial Blvd Norcross

Subdivision Name: Crowell Brothers Funeral Home

Lot Number: _____ Block Number: _____

Owner's Name: Alan Crowell

This is to acknowledge that I own property either adjoining or near the above referenced property. It is my understanding that the owner of the property is requesting a variance to encroach the _____ yard for a distance of _____ feet. I have been shown a site plan of this property showing the proposed encroachment. By signing this statement, I acknowledge that I have no objection to the Department of Planning and Development granting this variance request for the encroachment shown.

X Alan Crowell
Signature

Alan CROWELL
Print Name

Address of property owned near the site: 4987 Berkeley OAK DR

Lot Number: 27A Block Number: _____

Mailing Address: 4987 Berkeley OAK DR
NORCROSS GA 30092

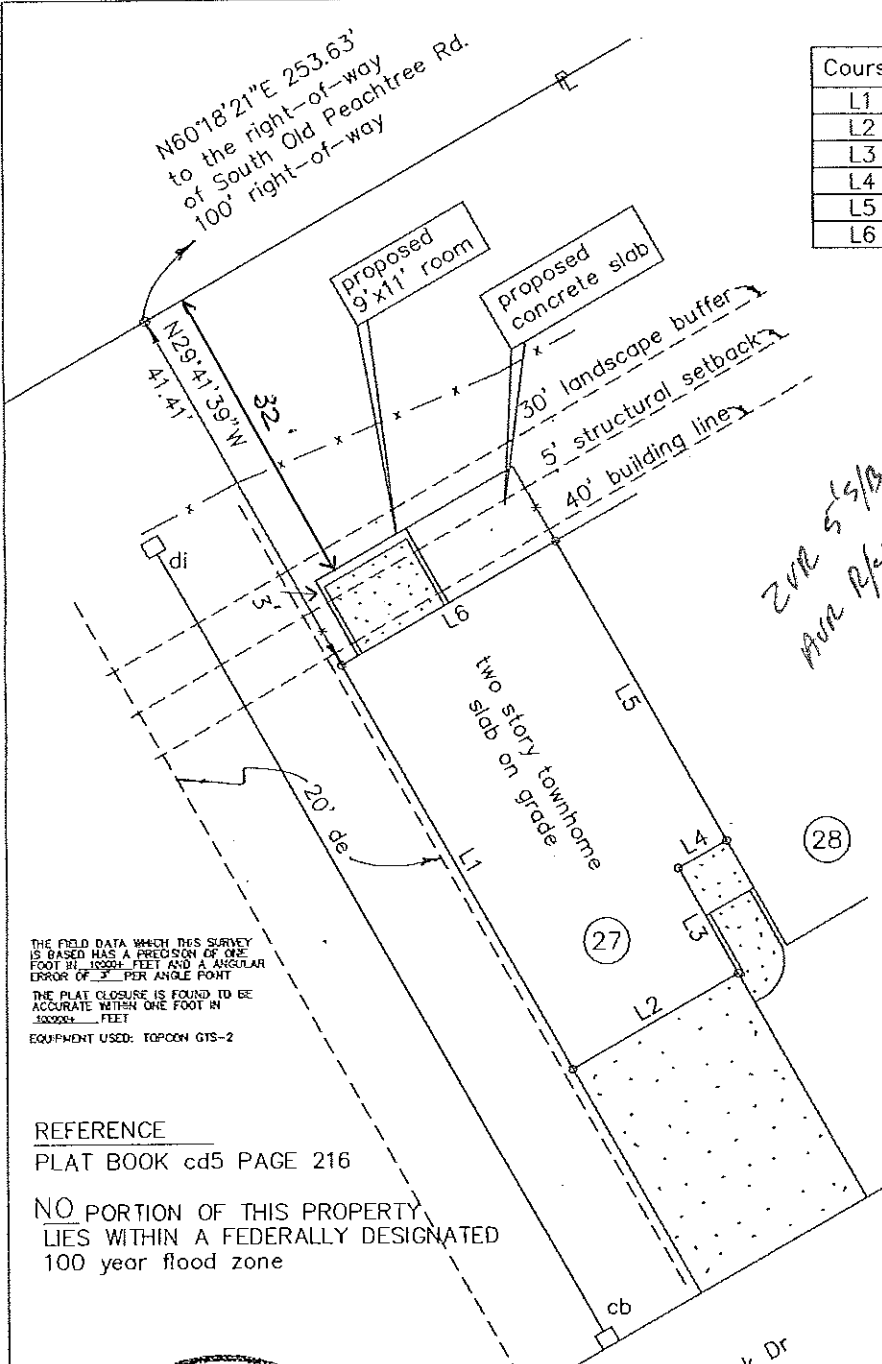
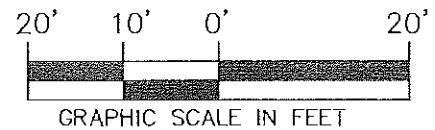
Telephone: (7) 550-6356 Cell Phone: _____



Course	Bearing	Distance
L1	S29°41'59"E	48.54'
L2	N60°17'58"E	20.10'
L3	N29°41'59"W	12.56'
L4	N60°17'58"E	5.85'
L5	N29°41'59"W	35.98'
L6	S60°17'58"W	25.95'

LEGEND

- IPS=IRON PIN SET
- IPF=IRON PIN FOUND
- CL=CENTER LINE
- BL=BUILDING LINE
- N/F=NOW OR FORMERLY
- MH=MAN HOLE
- S=SANITARY
- P=POWER
- W=WATER
- G=GAS
- X=FENCE
- BC=BACK OF CURB
- WM=WATER METER
- WV=WATER VALVE
- PB=POWER BOX
- GM=GAS METER
- SSE=SANITARY SEWER ESM'T
- DE=DRAINAGE ESM'T
- ESM'T=EASEMENT
- CB=CATCH BASIN
- HW=HEAD WALL
- DI=DROP INLET
- JB=JUNCTION BOX
- LLL=LAND LOT LINE



THE FIELD DATA WHICH THIS SURVEY IS BASED HAS A PRECISION OF ONE FOOT IN 10000 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT
 THE PLAT CLOSURE IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10000 FEET
 EQUIPMENT USED: TOPCON GIS-2

REFERENCE
 PLAT BOOK cd5 PAGE 216

NO PORTION OF THIS PROPERTY LIES WITHIN A FEDERALLY DESIGNATED 100 year flood zone

survey for
Leslie Kroeger




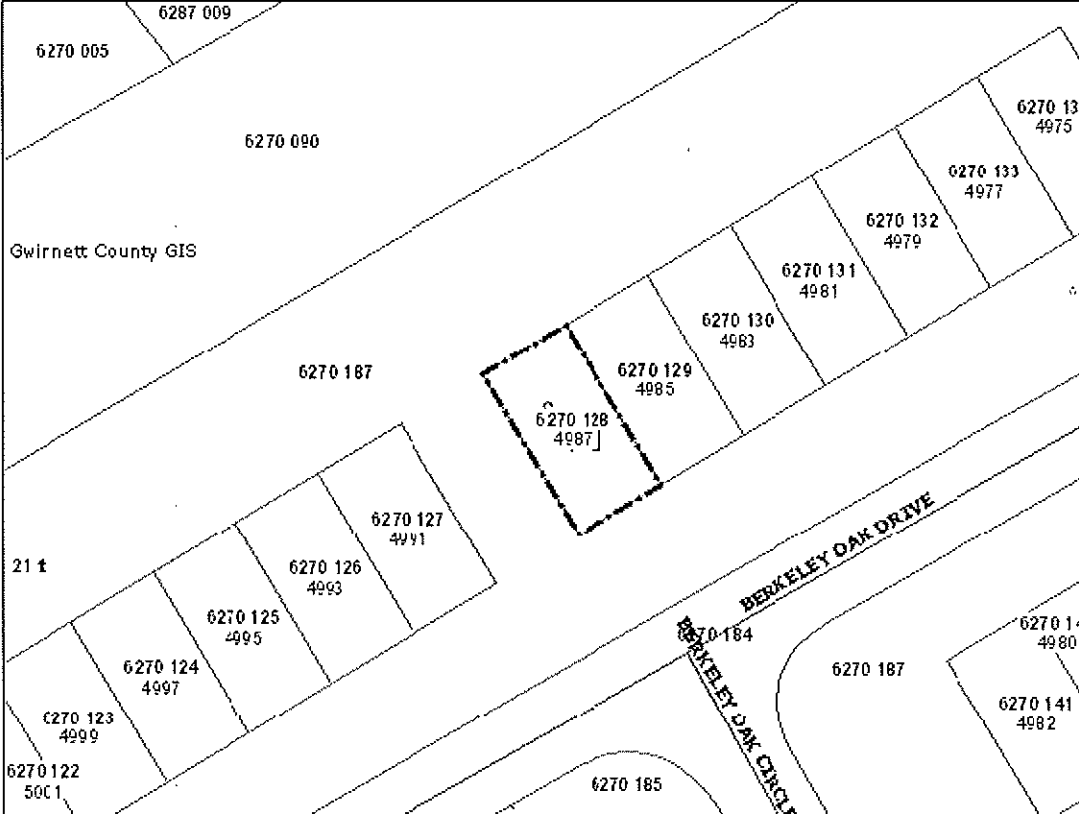
IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED
Jeffrey J. Johnson
 JEFFREY J JOHNSON R.L.S. 2505

Berkeley Oak Dr
 Private street
 24' bc-bc

Berkeley Oak Dr
 Private street
 24' bc-bc

JOHNSON SURVEYING 5122-B Williams Rd Norcross Ga. 30093 678-557-1449	LAND LOT 270 DISTRICT 6 Gwinnet County Ga. Berkeley Terrace Townhome Plat, Lot 27, Block "A" 4987 Berkeley Oak Dr.	
	DATE: 10-27-2011	SCALE: 1"=20'

6270 128

	<h2 style="margin: 0;">Gwinnett County GIS Map</h2> <p style="margin: 5px 0 0 0;">ZVR2012-00040</p>	<p>Contact</p> <p>Name: Gwinnett County ITS - GIS Telephone: 770-822-8036 Website: www.gwinnettcounty.com Email: gisoffice@gwinnettcounty.com Address: 75 Langley Drive, Lawrenceville, GA 30046</p>																																																																																							
																																																																																									
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Applicant Certification

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or any portion thereof shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).



[Signature] 12-20-2011
Signature of Applicant Date

Daniela Bordinanu OWNER
Typed or Printed Name & Title

[Signature] 12/21/11
Signature of Notary Public Date

Property Owner Certification

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of variance affecting the same land, or any portion thereof, shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).



[Signature] 01-07-2012
Signature of Property Owner Date

Claudia Bordinanu OWNER
Typed or Printed Name & Title

[Signature] 1/7/2012
Signature of Notary Public Date

Planning & Development Use Below Only

Date Received: 04.19.2012 Received By: MMS MRN: 7.338.109
Zoning District: R-100 Hearing Date (if applicable): 06.12.12 Commission District: 4
Variance Type: FRONT SETBACK ENCROACHMENT Code Section: ZR 1409
SETBACK/YARDS.
Related Cases & Applicable Conditions: COM 2011-00268
AVR 1994-00382 (33.5 FRONT SETBACK); PLD 1994 086128
Variance Description: ENCROACHMENT OF 12 FT INTO
THE 35 FT. FRONT BUILDING SETBACK.

Case No. AVR 2012-00041

04/19/2012

Letter of intent

To who is my concern,

We are Daniela & Claudiu Bordianu owner of the property located at 5750 O'Rourke Rd, Sugar Hill GA. 30518. The proposed for the variance application it is to get authorized to get a permit encroachment for existing front porch for the above address.

The house was built with 2 FT. encroachment in a front building setback. Remodeling our house we add cover porch with columns to protect the windows and doors from rain and also improving the value of the property without not knowing, we over in a front building setback by 12 FT. (included roof over head). Attached is the engineering report after the fact.

Sincerely,

Daniela Bordianu

Claudiu Bordianu



THIRD PARTY ENGINEER INSPECTION REPORT FOR GWINNETT COUNTY

Complete field notes must be attached for all inspections

Day/Date of Inspection: 12/27/2011 Time of Inspection: 2:19:05 PM

Name of Inspector: Macon Gooch Engineer Employee

Name of Principle Engineer: Macon E. Gooch, III

Company Name: Macon E. Gooch, III Building Consultants, Inc. Phone: (678) 442-1198

JOB SITE INFORMATION

Building Permit Number: *NOT PERMITTED*

Subdivision/Project Name: No Subdivision

Site Address: 5750 OROUKE ROAD

Phase/Unit: _____ Lot: No Lot Block: _____
Number

Builder: DANIELLA BORDIANU

EROSION CONTROL INSPECTION INFORMATION

Silt Fences-OK Gravel Pad-OK Mulch Type & Thickness-OK Stream Buffer Fencing-OK
 Silt Fences-NIC Gravel Pad-NIC Mulch Type & Thickness-NIC Stream Buffer Fencing-NIC

Erosion Inspection Results: Passed Failed - and notified G.C. Erosion Hotline 678-518-6032

INSPECTION INFORMATION

The above named company has verified that there are no "holds" of any kind, requirements for "House Locations Plans", "Residential Drainage Plan" or other situations that would prevent an inspection by contacting with Gwinnett County Permit Section on: Day/Date: N/A Time: N/A

To the best of my ability, I have checked in the field the following code, ordinance and rezoning requirements as indicated:

Distance From Property Line Distance From Setbacks/Building Line 25 Ft. Min. Stream Buffer

Type of Inspection: After-The-Fact Porch: 40'x12', two story, 4 columns 36"x14" w/ #4 @ 8" C-C doweled in

Basement Slab Garage Slab Mono Slab Foundation Wall Pier Ftg. Strip Ftg.

Bonus Room Basement Stories: 2 Bearing Capacity: 2800 (actual)

No Rebar In Footing Meets Article 250.52 (A)(3) of the National Electrical Code for grounding.

Inspection Results: Passed Failed - and notified G.C. Building Construction Coordinator 678-518-6036

CERTIFICATION

I hereby certify that I, Macon Gooch, personally made the inspections described hereon and indicated results on yard card. If passed, to the best of my ability, I found compliance with all applicable building codes, ordinances and regulations of Gwinnett County. If failed, I noted any noncompliance. I further certify that I have no interest, and shall acquire no interest, direct or indirect, that would conflict in any manner or degree with the performance

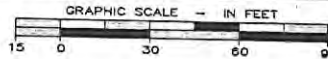
Inspector Signature: *Macon Gooch* Macon E. Gooch, III
Original Signature (Blue Ink Only) Print Name

I, as Principle Engineer, certify that the above information is true, the inspector is an employee of this company and is currently approved by Gwinnett County to perform the indicated inspections.

Printed Name: Macon E. Gooch, III (P.E. Stamp)
(Wet Seal Only)

Principle Engineer's Signature: *Macon Gooch*
Original (Blue Ink Only)

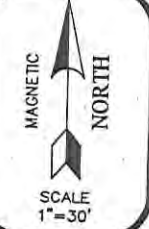




BOUNDARY REFERENCE:
 PLAT BOOK 61, PAGE 125;
 PLAT BOOK 46, PAGE 172.
 LOT 3: 0.510 ACRES / 22,224.4 SQUARE FEET
 LOT 3A: 0.356 ACRES / 15,052.6 SQUARE FEET
 TOTAL AREA: 0.866 ACRES / 37,278 SQUARE FEET

PLAT APPROVAL STATEMENT:
 ALL REQUIREMENTS OF THE GWINNETT COUNTY DEVELOPMENT REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A SUBDIVISION DEVELOPMENT PERMIT APPLICATION HAVING BEEN FULFILLED, AND SAID APPLICATION HAVING BEEN REVIEWED AND APPROVED BY ALL DATA HAVING BEEN REVIEWED AND APPROVED BY ALL SUPPORTING PLANS AND DATA HAVING BEEN REVIEWED AND APPROVED BY ALL AFFECTED COUNTY DEPARTMENTS AS REQUIRED UNDER THEIR RESPECTIVE AND APPLICABLE REGULATIONS, APPROVAL IS HEREBY GRANTED. ON THIS EXEMPTION PLAT AND ALL OTHER DEVELOPMENT PLANS ASSOCIATED WITH THIS PLAT, SUBJECT TO ALL FURTHER PROVISIONS OF SAID DEVELOPMENT AND OTHER COUNTY EXISTING REGULATIONS.

DIRECTOR _____ DATE _____
 DEPARTMENT OF PLANNING AND DEVELOPMENT



- THE LOTS SHOWN HEREON MAY NOT BE RE-SUBDIVIDED EXCEPT THROUGH THE SUBDIVISION PROCESS AS PROVIDED BY THE GWINNETT COUNTY DEVELOPMENT REGULATIONS IN EFFECT AT THAT TIME.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE "C" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 130322 0165 D, BEARING AN EFFECTIVE DATE OF JUNE 15, 1981
- GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREETS RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT

OWNER / SUBDIVIDER:
 DANIELA BORDIANU
 5750 O'ROUKE ROAD
 SUGAR HILL, GA 30518

SURVEYOR:
 BOUNDARY ZONE, INC.
 CHRISTOPHER W. HODGE
 1155 SOUTH LEE, SUITE 1
 BUFORD, GA 30518
 (770) 271-5772

OWNER'S ACKNOWLEDGMENT AND DECLARATION:

STATE OF GEORGIA, COUNTY OF GWINNETT
 THE OWNER OF THE LAND SHOWN ON THIS MAP WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

SIGNATURE OF SUBDIVIDER _____ DATE _____
 PRINTED OR TYPED NAME OF SUBDIVIDER _____
 SIGNATURE OF OWNER _____ DATE _____
 PRINTED OR TYPED NAME OF OWNER _____

FINAL SURVEYOR'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HERE ON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 101,008 FEET, AND CONTAINS A TOTAL OF 5.697 ACRES / 248,142 SQUARE FEET. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TRIMBLE 5603 ROBOTIC TOTAL STATION.

BY CHRISTOPHER W. HODGE, L.S.
 REGISTERED GEORGIA LAND SURVEYOR
 REG. NO 29441 DATE OF EXPIRATION: DECEMBER 31, 2006

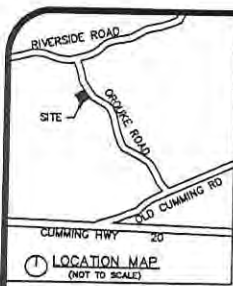
RE-SUBDIVISION OF LOT 3 FELICIA SEABOLT SUBDIVISION
 PREPARED FOR DANA BORDIANU
 LAND LOT 338, 7TH DISTRICT,
 GWINNETT COUNTY, GEORGIA - 06/11/07

5750 O'ROUKE RD
 Buford GA 30518



FOR THE FIRM
 BOUNDARY ZONE, INC.

PROJECT
 0736801
 SHEET
 1 OF 1



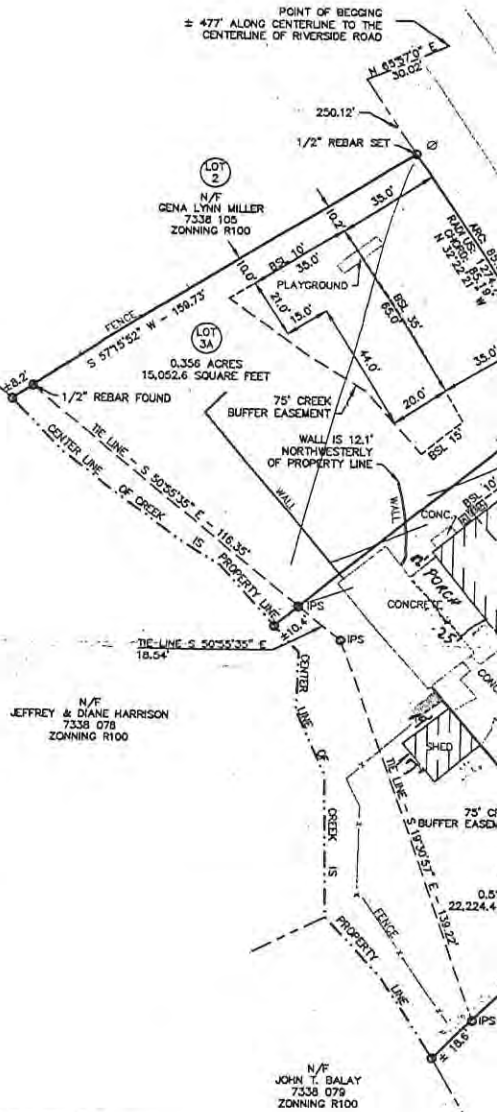
- LEGEND:**
- PROPERTY CORNER (AS NOTED)
 - ▲ FIRE HYDRANT
 - ⊙ POWER POLE
 - ⊙ A/C UNIT
 - ⊙ MAILBOX
 - ⊙ MANHOLE
 - X- FENCE LINE
 - BSL BUILDING SETBACK LINE CONC./CONCRETE
 - IPS 1/2" REBAR SET
 - R/W RIGHT-OF-WAY

ZONING: R-100
 MIN LOT SIZE: 15,000 SQ. FT.
 MIN LOT WIDTH: 100'
 MAX BUILDING HEIGHT: 35'
 SETBACKS
 35' FRONT SETBACK (LOCAL STREET)
 50' FRONT SETBACK (MAJOR STREET)
 10' SIDE SETBACK (1 YARD)
 25' SIDE SETBACK (2 YARDS)
 40' REAR SETBACK

SUBJECT PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP NUMBER 13135 C 0111 F, BEARING AN EFFECTIVE DATE OF SEPTEMBER 29, 2006

EXEMPTION PLAT DATA	
GENERAL	
ZONING	R-100
DEVELOPMENT TYPE	RESIDENTIAL
PROJECT DATA	
NUMBER OF LOTS	2
ACREAGE	0.866
SANITARY SERVICE	SEWER X SEPTIC
RELATED CASES	
TYPE CASE #	
APPROVAL DATE	

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.



N/F
 JEFFREY & DIANE HARRISON
 7338 078
 ZONING R100

N/F
 JOHN T. DALAY
 7338 079
 ZONING R100

N/F
 LORI J. WARBUR
 7338 072
 ZONING R100

© COPYRIGHT 2007 - BOUNDARY ZONE, INC.
 THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.


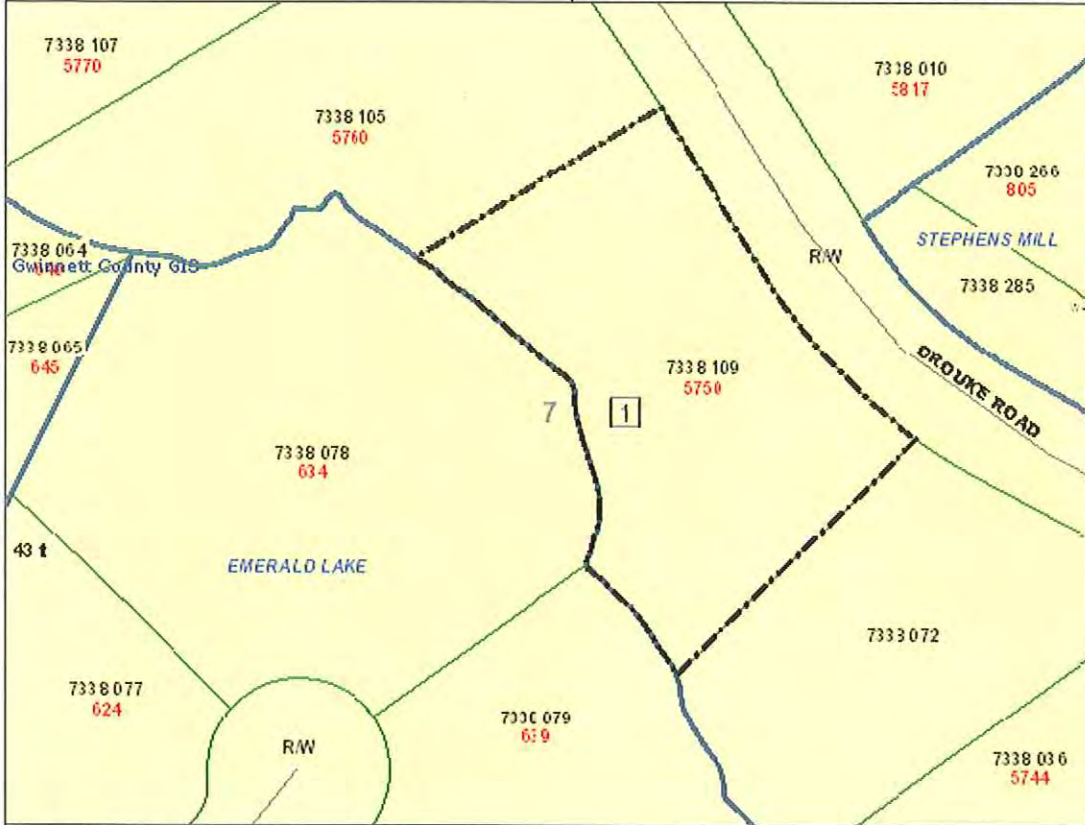
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 104,440 FEET.
 THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATE UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

FIELDWORK PERFORMED ON 06/07/07

BOUNDARY zone, inc. LAND SURVEYING SERVICES
 4195 SOUTH LEE STREET, SUITE 1
 BUFORD, GEORGIA 30518
 770-271-5772 - WWW.BOUNDARYZONE.COM

 <p>Gwinnett County GIS Map</p> <p>ZVR2012-00041</p>	<p>Contact</p> <p>Name: Gwinnett County ITS - GIS Telephone: 770-822-8036 Website: www.gwinnettcounty.com Email: gisoffice@gwinnettcounty.com Address: 75 Langley Drive, Lawrenceville, GA 30046</p>																																				
																																					
<p>Map Printed On April 19, 2012</p>																																					
<p style="text-align: center;">Legend</p> <table style="width: 100%; border: none;"> <tr> <td colspan="2">Administrative Area Layers</td> </tr> <tr> <td><input type="checkbox"/> City Limits</td> <td></td> </tr> <tr> <td colspan="2">City</td> </tr> <tr> <td>CITY_NAME</td> <td></td> </tr> <tr> <td><input type="checkbox"/> AUBURN</td> <td><input type="checkbox"/> BERKELEY LAKE</td> </tr> <tr> <td><input type="checkbox"/> BRASELTON</td> <td><input type="checkbox"/> BUFORD</td> </tr> <tr> <td><input type="checkbox"/> DACULA</td> <td><input type="checkbox"/> DULUTH</td> </tr> <tr> <td><input type="checkbox"/> GRAYSON</td> <td><input type="checkbox"/> LAWRENCEVILLE</td> </tr> <tr> <td><input type="checkbox"/> LILBURN</td> <td><input type="checkbox"/> LOGANVILLE</td> </tr> <tr> <td><input type="checkbox"/> NORCROSS</td> <td><input type="checkbox"/> REST HAVEN</td> </tr> <tr> <td><input type="checkbox"/> SNELLVILLE</td> <td><input type="checkbox"/> SUGAR HILL</td> </tr> <tr> <td><input type="checkbox"/> SUWANEE</td> <td><input type="checkbox"/> Landlot District</td> </tr> <tr> <td><input type="checkbox"/> County Boundary</td> <td><input type="checkbox"/> Adjacent Counties</td> </tr> <tr> <td colspan="2">Parcel Layers</td> </tr> <tr> <td colspan="2">Land Parcels</td> </tr> <tr> <td><input type="checkbox"/> <all other values></td> <td><input type="checkbox"/> Condo</td> </tr> <tr> <td colspan="2">Main Layers</td> </tr> <tr> <td><input type="checkbox"/> Street Centerlines</td> <td></td> </tr> </table>		Administrative Area Layers		<input type="checkbox"/> City Limits		City		CITY_NAME		<input type="checkbox"/> AUBURN	<input type="checkbox"/> BERKELEY LAKE	<input type="checkbox"/> BRASELTON	<input type="checkbox"/> BUFORD	<input type="checkbox"/> DACULA	<input type="checkbox"/> DULUTH	<input type="checkbox"/> GRAYSON	<input type="checkbox"/> LAWRENCEVILLE	<input type="checkbox"/> LILBURN	<input type="checkbox"/> LOGANVILLE	<input type="checkbox"/> NORCROSS	<input type="checkbox"/> REST HAVEN	<input type="checkbox"/> SNELLVILLE	<input type="checkbox"/> SUGAR HILL	<input type="checkbox"/> SUWANEE	<input type="checkbox"/> Landlot District	<input type="checkbox"/> County Boundary	<input type="checkbox"/> Adjacent Counties	Parcel Layers		Land Parcels		<input type="checkbox"/> <all other values>	<input type="checkbox"/> Condo	Main Layers		<input type="checkbox"/> Street Centerlines	
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<p>Copyright Gwinnett County GIS</p>																																					
<p>Disclaimer See Terms</p>																																					
<p>powered by OnPointTM</p>																																					

Department of Planning and Development

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 (tel) 678.518.6000
 www.gwinnettcounty.com



gwinnettcounty

**Variance Application from the Zoning Resolution
 (Both Zoning Board of Appeals & Administrative)**

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines & Information. Please **TYPE** or **PRINT** and sign in **BLUE** ink. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

Applicant Information	Property Owner Information
Name <u>Leann Breedlove</u>	Name <u>Leann Breedlove</u>
Address(all correspondence will be mailed to this address): <u>6225 Josephine Road</u>	Address <u>6225 Josephine Road</u>
City <u>Doraville</u>	City <u>Doraville</u>
State <u>GA</u> Zip <u>30340</u>	State <u>GA</u> Zip <u>30340</u>
Phone <u>404-444-0217</u>	Phone <u>404-444-0217</u>
Contact Person Name: <u>Leann Breedlove</u> Phone: <u>404-444-0217</u>	
Email Address: <u>short747@comcast.net</u>	
Applicant is the (please check or circle one of the following):	
<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser	

Address of Property 6225 Josephine Rd.

Subdivision or Project Name Liberty Heights Lot & Block 105 H

District, Land Lot, & Parcel (MRN) _____

Proposed Development garage/storage building

Building Permit Number (if construction has begun) BLD _____

Variance Requested will be 3 feet from lot line on side.

- Please attach a **LETTER OF INTENT** explaining the proposed use and the justification or hardship for this variance.

Case No. ZVR 2012-00042

Applicant Certification

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or any portion thereof shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

Notary Seal



Leann L. Breedlove 4-18-12
Signature of Applicant Date

Leann L. Breedlove Applicant
Typed or Printed Name & Title

[Signature] 4-18-12
Signature of Notary Public Date

Property Owner Certification

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of variance affecting the same land, or any portion thereof, shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

Notary Seal



Leann L. Breedlove 4-18-12
Signature of Property Owner Date

Leann L. Breedlove Property Owner
Typed or Printed Name & Title

[Signature] 4-18-12
Signature of Notary Public Date

Planning & Development Use Below Only

Date Received: 04.26.2012 Received By: M.M.S. MRN: 6246B086

Zoning District: R-75 Hearing Date (if applicable): 06.12.12 Commission District: 2

Variance Type: SIDE SETBACK ENCROACHMENT Code Section: ZR 1401

Related Cases & Applicable Conditions: CEU 2012 -01461 SETBACK/YARD

Variance Description: ENCROACHMENT OF 7 FT. INTO
10 FT. SIDE SETBACK.

Case No. 2VR 2012-00042

4-25-12

Variance Request
6225 Josephine Road.
Doraville, GA 30340
Liberty Heights Subdivision

To Whom It May Concern:

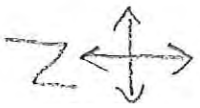
I am requesting a variance for our garage/shed. It is 3 feet from our property line and includes any overhang.

It has been built for approximately 7 years and is used for storage and a car. There are no occupants.

The closest building on our adjacent neighbor's property is approximately 15 feet from our garage.

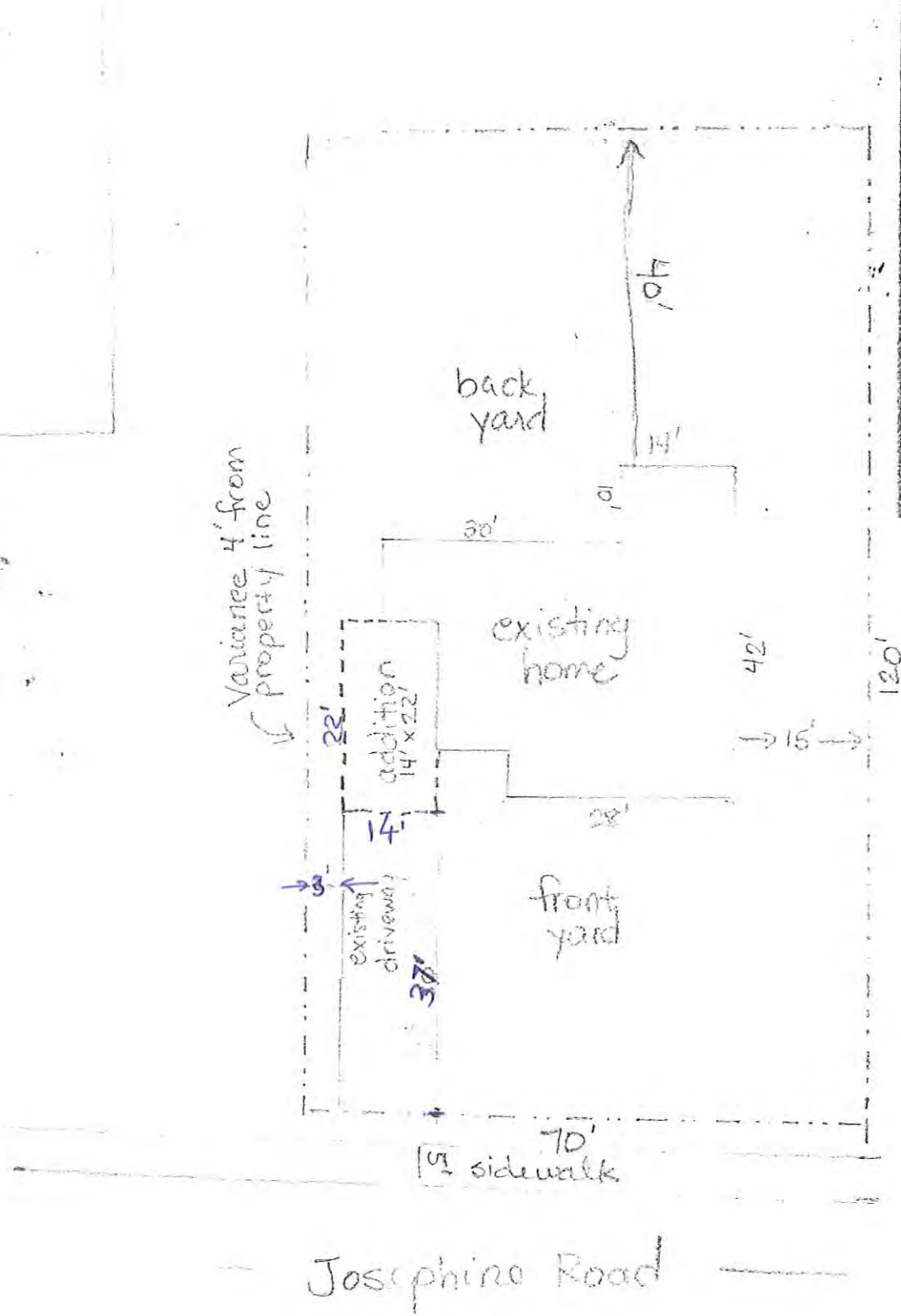
I would like to comply with our code officers request to have a building permit on file for this previously built addition.

Thank You,
Leann Brudlove
Property Owner



Legend

- Property Lines
- Existing Building
- Addition



Liberty Heights

6225 Josephine Road

Scale - Engineering Scale
1" = 20'

Notes:

- Addition built approx 6 years ago
- Portion of side and back wall and existing home
- Floor of addition is existing driveway
- Used for garage/storage purposes, no occupancy.

Department of Planning and Development

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(tel) 678.518.6000
www.gwinnettcountry.com



VARIANCE CONSENT FORM

PROPERTY OWNER: Leann Breedlove

PROPERTY ADDRESS: 6225 Josephine Rd.

SUBDIVISION NAME: Liberty Heights

LAND LOT(S): _____ DISTRICT: _____ SECTION/UNIT: _____

LOT NUMBER: 105 BLOCK: H

BRIEF DESCRIPTION OF VARIANCE REQUEST: garage/shed
is 3 ft. from property line.

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 6229 Josephine Rd. / 6224 Josephine Rd.

SUBDIVISION: Liberty Heights

AS OWNER OF LOT: _____, BLOCK: _____

I/WE HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE REQUESTED.

(6224) BERLON E SMITH
PRINTED NAME OF OWNER

Berlon E. Smith
SIGNATURE OF OWNER


(6229) Alejandro Vega
PRINTED NAME OF OWNER

Alejandro Vega
SIGNATURE OF OWNER

4-11-12
DATE

FOR INTERNAL USE ONLY

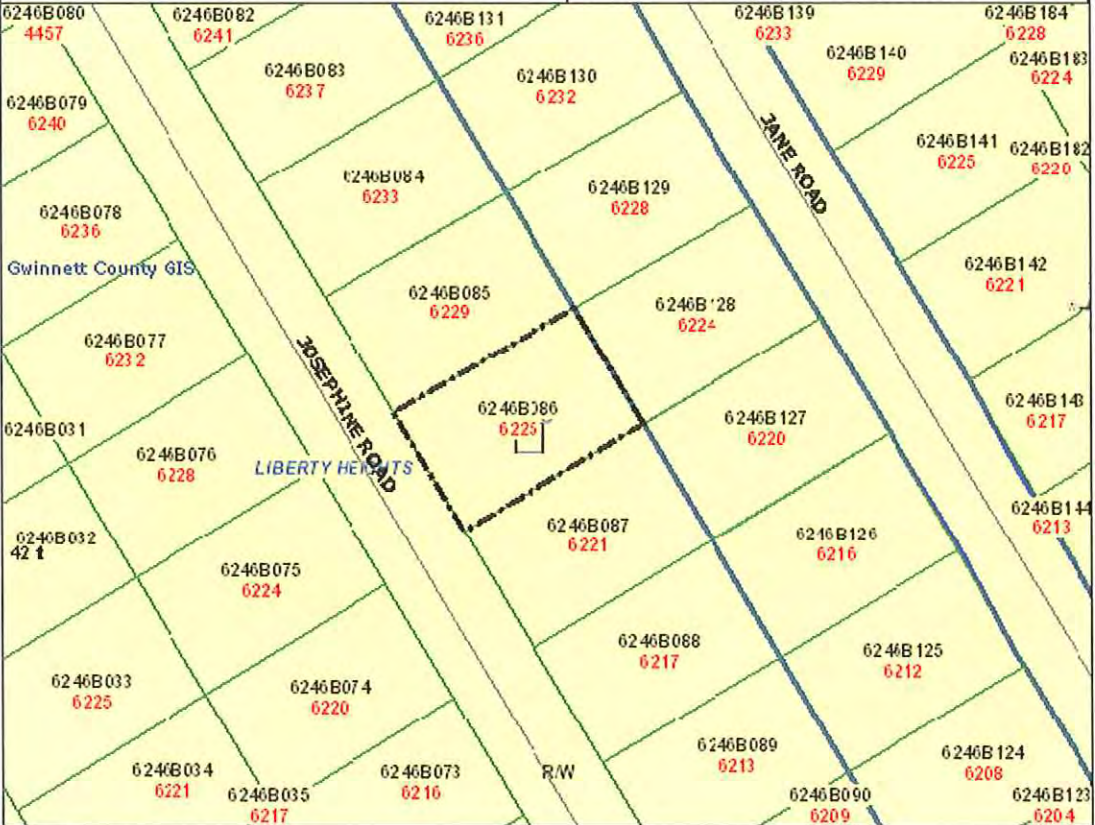
DATE RECEIVED: _____ BY: _____ VARIANCE CASE NUMBER: _____



Gwinnett County GIS Map

ZVR2012-00042

Contact
 Name: Gwinnett County ITS - GIS
 Telephone: 770-822-8036
 Website: www.gwinnettcounty.com
 Email: gisoffice@gwinnettcounty.com
 Address: 75 Langley Drive, Lawrenceville, GA 30046



Map Printed On April 27, 2012

Legend

Administrative Area Layers

- City Limits
- City**
- CITY_NAME**
- AUBURN
- BERKELEY LAKE
- BRASELTON
- BUFORD
- DACULA
- DULUTH
- GRAYSON
- LAWRENCEVILLE
- LILBURN
- LOGANVILLE
- NORCROSS
- REST HAVEN
- SNELLVILLE
- SUGAR HILL
- SUWANEE

Parcel Layers

- Land Parcels**
- <all other values>
- Landlot District
- County Boundary
- Adjacent Counties

Main Layers

- Street Centerlines
- Condo

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gwinnettcountry

**Variance Application from the Zoning Resolution
 (Both Zoning Board of Appeals & Administrative)**

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines & Information. Please **TYPE** or **PRINT** and sign in **BLUE** ink. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

Applicant Information	Property Owner Information
Name <u>Reyna Valencia</u>	Name <u>Reyna Valencia</u>
Address(all correspondence will be mailed to this address): <u>6240 Edward st.</u>	Address <u>6240 Edward st</u>
City <u>Doraville, GA,</u>	City <u>Doraville</u>
State <u>GA</u> Zip <u>30340</u>	State <u>GA</u> Zip <u>30340</u>
Phone <u>678-887-0044</u>	Phone <u>678-887-0044</u>
Contact Person Name: <u>Reyna Valencia</u> Phone: <u>(678) 887-0044</u>	
Email Address: _____	
Applicant is the (please check or circle one of the following):	
<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser	

Address of Property 6240 Edward st, Doraville, GA, 30340
 Subdivision or Project Name Liberty Heights Lot & Block 4-G
 District, Land Lot, & Parcel (MRN) 6th District, LL 246, Parcel 6246B187
 Proposed Development Wanting to keep existing Ramp + porch
an planning to exiting in the future.
 Building Permit Number (if construction has begun) BLD _____
 Variance Requested Encroachment of 17ft into 35ft
front Building setback.

- Please attach a **LETTER OF INTENT** explaining the proposed use and the justification or hardship for this variance.

Case No. VR 2012-00043

Applicant Certification

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or any portion thereof shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

Regina Valencia 4-27-12
Signature of Applicant Date

Notary Seal

ZARONA DEONARINE, BCM
Typed or Printed Name & Title

Regina Deonarine 4/27/12
Signature of Notary Public Date

My Commission Expires 12/15/2015

Property Owner Certification

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of variance affecting the same land, or any portion thereof, shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

Regina Valencia 4-27-12
Signature of Property Owner Date

Notary Seal

ZARONA DEONARINE, BCM
Typed or Printed Name & Title

Regina Deonarine 4/27/12
Signature of Notary Public Date

My Commission Expires 12/15/2015

Planning & Development Use Below Only

Date Received: 04.27.2012 Received By: MMS MRN: 0246B187

Zoning District: R-75 Hearing Date (if applicable): 06.12.12 Commission District: 2

Variance Type: FRONT SETBACK ENCRoACHMENT Code Section: ZR 1401 s/y.

Related Cases & Applicable Conditions: _____

CEL 2012 - 01368

Variance Description: ENCROACHMENT OF 17 FT INTO

35 FT. FRONT BUILDING SETBACK

Case No. ZVR 2012-00043

April 25, 2012

Valencia Villa
Edward St
Doraville GA, 30340
387-0044

To whom it may
Concern :

Reyna Valencia Villa have
used the house on the following
address : 6240 Edward St, Doraville, GA
30340. I purchased the house without
knowing that it was violating a Gwinnett
County Building code. The house has an
existing porch with a ramp. It has an
encroachment of 17ft into a 35ft front
yard setback. I would love to keep
the porch and ramp. Am also ~~currently~~ thinking
of exiting the existing porch.

I would like to keep the
existing porch because I have family
members that are on a wheel chair.
By having this ramp to the house it would
make it easier and comfortable for them
to come in the house. We always have
parties out + do activities out doors with
them. And by me being able to keep
the porch my family members that are
on wheel chairs can easy move around →

without have trouble getting around
rocks or dirt or their being mud
on the yard.

Also taking in considerations
for my family members that have babies
they could have the opportunity to be
outside on the porch and play have
less risk for them to get ran over
by a car.

Thank you for the
Support!!!

Reyna Valencia

Department of Planning and Development



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www.gwinnettcounty.com

gwinnettcounty

VARIANCE CONSENT FORM

PROPERTY OWNER: Reyna Valencia

PROPERTY ADDRESS: 6240 Edward st, Doraville, GA, 30340

SUBDIVISION NAME: Liberty Height

LAND LOT(S): 246 DISTRICT: 6th SECTION/UNIT: 2

LOT NUMBER: 4 BLOCK: A

BRIEF DESCRIPTION OF VARIANCE REQUEST: Adding on to the house a bathroom + 2 rooms, passing the Building line + Extending front Porch passing building line.

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 6244 Edward st, Doraville, GA, 30340.

SUBDIVISION: Liberty Height

AS OWNER OF LOT: 3, BLOCK: _____

I/WE HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE REQUESTED.

Cleahilde Urioste
PRINTED NAME OF OWNER

Cleahilde Urioste
SIGNATURE OF OWNER

PRINTED NAME OF OWNER

SIGNATURE OF OWNER

4-13-12
DATE

FOR INTERNAL USE ONLY

DATE RECEIVED: _____ BY: _____ VARIANCE CASE NUMBER: _____

Department of Planning and Development

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(tel) 678.518.6000
www.gwinnettcounty.com



gwinnettcounty

VARIANCE CONSENT FORM

PROPERTY OWNER: Reyna Valencia
PROPERTY ADDRESS: 6240 Edward st, Doraville, GA, 30340
SUBDIVISION NAME: Liberty Heights
LAND LOT(S): 240 DISTRICT: 6th SECTION/UNIT: 2
LOT NUMBER: 4 BLOCK: A
BRIEF DESCRIPTION OF VARIANCE REQUEST: Adding on to the house 2 rooms + Bathroom passing the Building line.

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 6241 Jane Rd, Doraville, GA, 30340
SUBDIVISION: Liberty Heights
AS OWNER OF LOT: 51, BLOCK: _____

I/WE HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE REQUESTED.

PRINTED NAME OF OWNER

SIGNATURE OF OWNER

PRINTED NAME OF OWNER

SIGNATURE OF OWNER
Owners Name!

Phonz -
cell #: 770-294-3558

DATE

FOR INTERNAL USE ONLY

DATE RECEIVED: _____ BY: _____ VARIANCE CASE NUMBER: _____

Department of Planning and Development



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www.gwinnettcounty.com

gwinnettcounty

VARIANCE CONSENT FORM

PROPERTY OWNER: Reyna Valencia
PROPERTY ADDRESS: 6240 Edward st, Doraville, GA, 30340
SUBDIVISION NAME: Liberty Height
LAND LOT(S): 246 DISTRICT: 6th SECTION/UNIT: 2
LOT NUMBER: 4 BLOCK: A
BRIEF DESCRIPTION OF VARIANCE REQUEST: Adding on the house
a bathroom + 2 rooms, passing the Building Line.
And extending front Porch. passing building line.

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 6236 Edward st. Doraville, GA, 30341
SUBDIVISION: Liberty Height
AS OWNER OF LOT: 5, BLOCK: _____

I/WE HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE REQUESTED.

JAMES REDDING
PRINTED NAME OF OWNER

[Signature]
SIGNATURE OF OWNER

Sonia Redding
PRINTED NAME OF OWNER

[Signature]
SIGNATURE OF OWNER

4-13-12
DATE

FOR INTERNAL USE ONLY

DATE RECEIVED: _____ BY: _____ VARIANCE CASE NUMBER: _____



THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS PUBLIC OR PRIVATE.

NOTE: PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

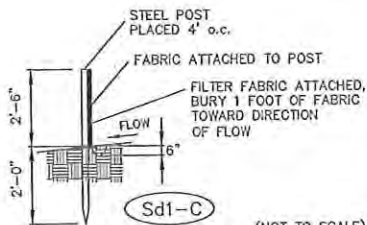
THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS SURVEY IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

NOTE: ELEVATIONS SHOWN HEREON ARE ASSUMED.

NOTE: USE EXISTING DRIVE AS CONSTRUCTION OUTLET.

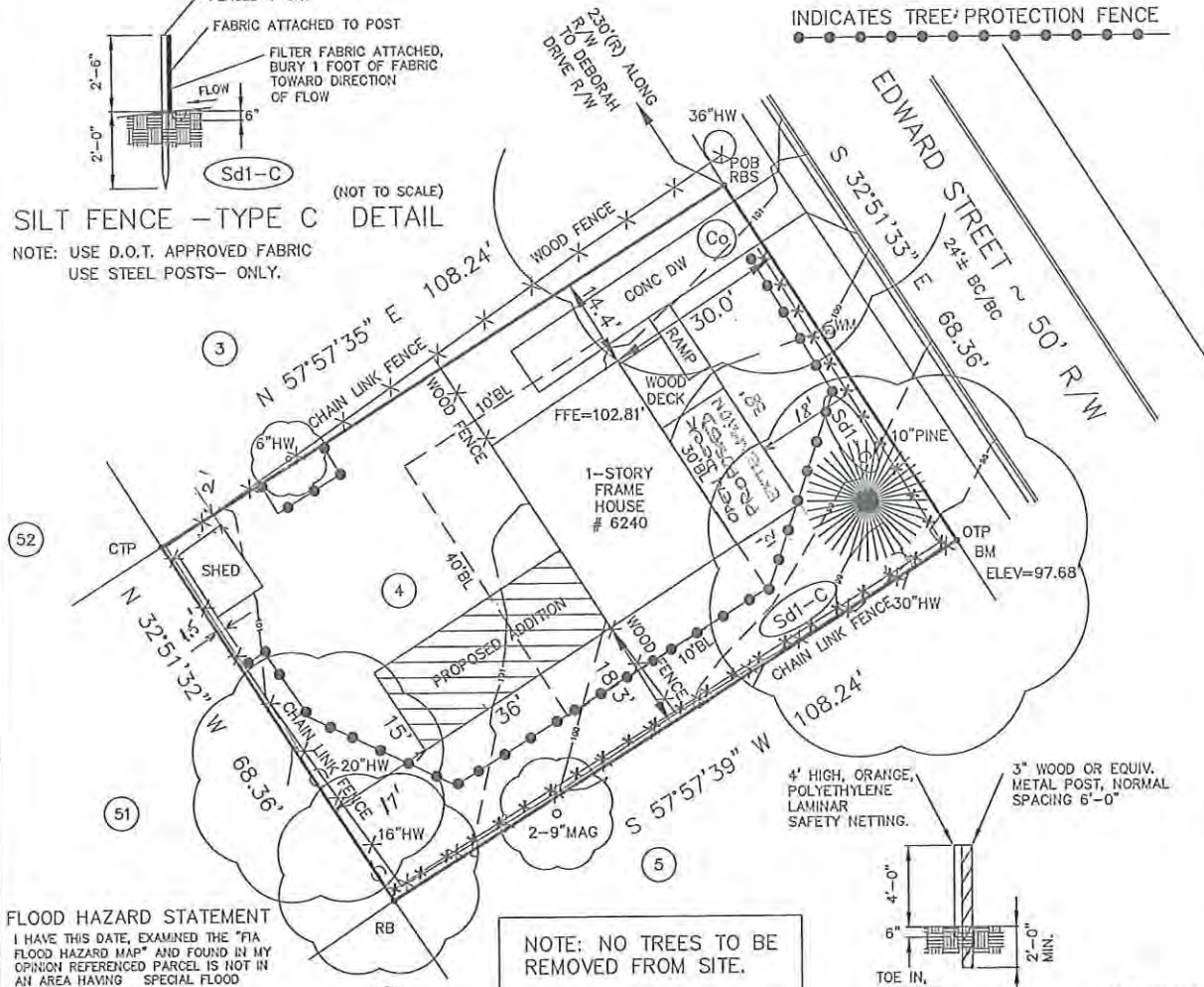
*** LEGEND ***

- | | | | |
|------|-----------------------|-----|--------------------------|
| IP | IRON PIN FOUND | POB | POINT OF BEGINNING |
| IPS | IRON PIN SET | LLL | LAND LOT LINE |
| OTP | OPEN TOP PIPE FOUND | MH | MAN HOLE |
| CTP | CRIMP TOP PIPE FOUND | SSL | SANITARY SEWER LINE |
| RB | REINFORCING BAR FOUND | CB | CATCH BASIN |
| RBS | REINFORCING BAR SET | JB | JUNCTION BOX |
| MAG | MAGNETIC READING IP | DI | DRAINAGE INLET |
| AI | ANGLE IRON FOUND | YI | YARD INLET |
| CP | CALCULATED POINT | HW | HEAD WALL |
| -X-X | FENCE | PP | POWER POLE |
| CLF | CHAIN LINK FENCE | PW | POWER LINE |
| WDF | WOOD FENCE | SSE | SANITARY SEWER EASEMENT |
| WRF | WIRE FENCE | DE | DRAINAGE EASEMENT |
| FC | FENCE CORNER | UE | UTILITY EASEMENT |
| BL | BUILDING LINE | AE | ACCESS EASEMENT |
| R/W | RIGHT-OF-WAY | TB | TOP OF BANK |
| PL | PROPERTY LINE | CMP | CORRUGATED METAL PIPE |
| PC | PROPERTY CORNER | RGP | REINFORCED CONCRETE PIPE |
| CL | CENTER LINE | APP | AS PER PLAT |
| CPT | CARPET | AFD | AS PER DEED |
| BR | BRICK | APR | AS PER RECORD |
| FR | FRAME | APF | AS PER FIELD |
| WD | WOOD | BC | BACK OF CURB |
| P | PLAT | EP | EDGE OF PAVEMENT |
| D | DEED | EB | ELECTRIC POWER BOX |
| R | RECORD | GM | GAS METER |
| | | WM | WATER METER |
| | | N/F | NOW OR FORMERLY |



SILT FENCE - TYPE C DETAIL

NOTE: USE D.O.T. APPROVED FABRIC USE STEEL POSTS- ONLY.



NOTE: NO TREES TO BE REMOVED FROM SITE.

FLOOD HAZARD STATEMENT
I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
MAP ID 13135C0096F EFFECTIVE DATE: 09/29/2006 ZONE: X

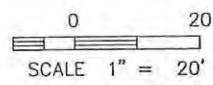
REVISED 04/16/2012

TREE PROTECTION FENCING DETAIL

PROPERTY ADDRESS:
6240 EDWARD STREET
DORAVILLE, GA

ZONING=R-75
IMPERVIOUS AREA:
EXIST: 1377 SF ~ 18%
PROP: 1917 SF ~ 26%


LAND AREA:
7398 SF
0.169 AC



SITE PLAN PREPARED FOR: VILLA REYNA VALENCIA		
LOT 4	BLOCK G	UNIT 2
SUBDIVISION LIBERTY HEIGHTS		
LAND LOT 246	6th DISTRICT	SECTION
GWINNETT COUNTY, GEORGIA		DATE 04/09/2012
PLAT BOOK F, PAGE 282	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	
DEED BOOK 51234, PAGE 461		
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.		
SURVEY SYSTEMS & ASSOC., INC. PO BOX 3058 TUCKER, GA 30085		
JOB NUMBER 4-50728	PHONE (770)558-7895 FAX (404)760-0011 INFO@SURVEYSYSTEMSATLANTA.COM	



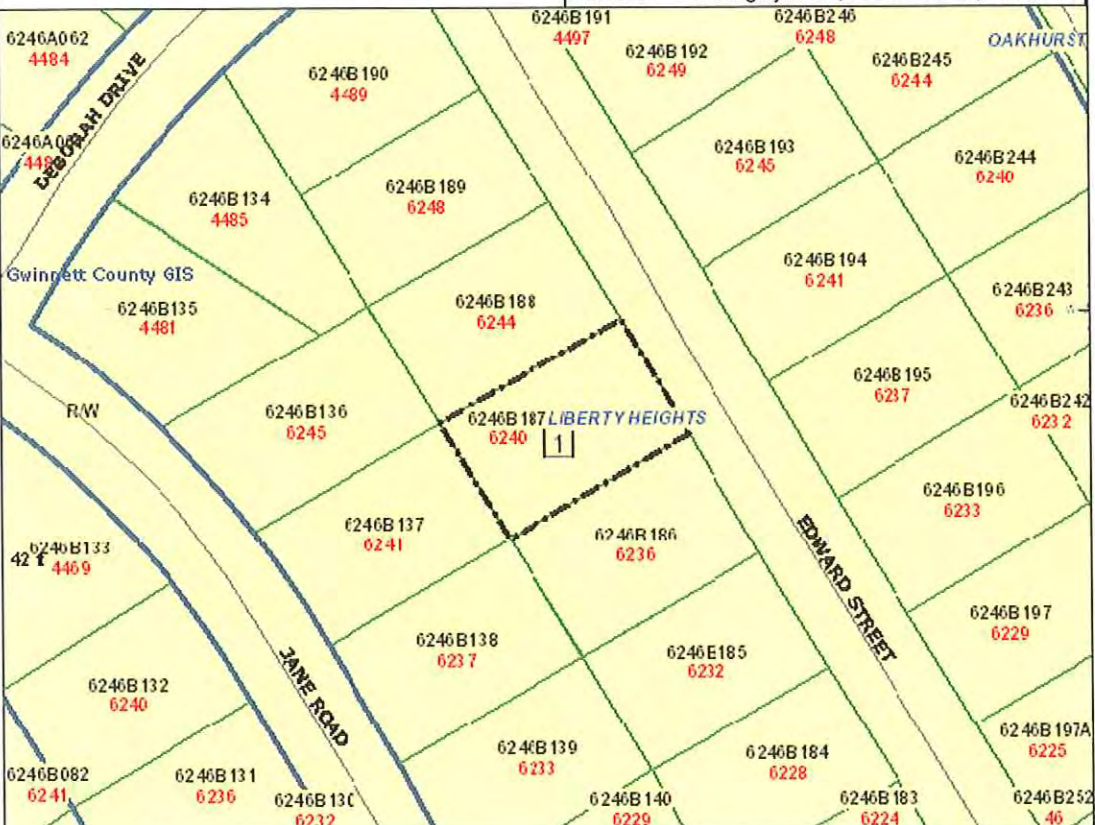
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



Gwinnett County GIS Map

ZVR2012-00044

Contact
 Name: Gwinnett County ITS - GIS
 Telephone: 770-822-8036
 Website: www.gwinnettcounty.com
 Email: gisoffice@gwinnettcounty.com
 Address: 75 Langley Drive, Lawrenceville, GA 30046



Map Printed On April 27, 2012

Legend

Administrative Area Layers

- City Limits
- City**
- CITY_NAME**
- AUBURN
- BERKELEY LAKE
- BRASELTON
- BUFORD
- DACULA
- DULUTH
- GRAYSON
- LAWRENCEVILLE
- LILBURN
- LOGANVILLE
- NORCROSS
- REST HAVEN
- SNELLVILLE
- SUGAR HILL
- SUWANEE

Parcel Layers

- Land Parcels
- <all other values>
- ParcelType
- Condo
- Landlot District
- County Boundary
- Adjacent Counties

Main Layers

- Street Centerlines

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Department of Planning and Development



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gwinnettcounty

**Variance Application from the Zoning Resolution
 (Both Zoning Board of Appeals & Administrative)**

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines & Information. Please **TYPE** or **PRINT** and sign in **BLUE** ink. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

Applicant Information	Property Owner Information
Name <u>Reyna Valencia</u>	Name <u>Reyna Valencia</u>
Address (all correspondence will be mailed to this address): <u>6240 Edward st</u>	Address <u>6240 Edward st</u>
<u>Doraville, GA, 30340</u>	<u>Doravi</u>
City _____	City <u>Doraville</u>
State _____ Zip _____	State <u>GA</u> Zip <u>30340</u>
Phone <u>678-887-0044</u>	Phone <u>678-887-0044</u>
Contact Person Name: <u>Reyna Valencia</u> Phone: <u>678-887-0044</u>	
Email Address: _____	
Applicant is the (please check or circle one of the following):	
<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser	

Address of Property 6240 Edward st, Doraville, GA, 30340

Subdivision or Project Name Liberty HEIGHTS Lot & Block 4-6

District, Land Lot, & Parcel (MRN) 6TH DISTRICT, LL 246, PARCEL 6246 B187

Proposed Development Adding on the house a bathroom + 2 rooms.

Building Permit Number (if construction has begun) BLD _____

Variance Requested Encroachment of 23ft into the 40ft rear Building setback.

- Please attach a **LETTER OF INTENT** explaining the proposed use and the justification or hardship for this variance.

Case No. 2VR 2012-00044

April 25, 2012

Reyna Valencia Villa
6240 Edward St
Doraville GA, 30340
(678) 887-0044

To whom it may
Concern:

I Reyna Valencia Villa, am the applicant and the property owner of the address above. I am wanting to add on to the house. A bathroom and two bedrooms. My most important reason that I would like to add on to the house is because the house itself is too small for my family. I would like to have the extra space so they would be more comfortable at home. Since we are 5 family members we don't have the space for the furniture + clothing.

I understand that I would need to apply for a Variance, because I am wanting to do an encroachment of 23ft into a 40ft rear building setback.

The reason I am wanting to build this way is because the existing home has two windows. One of the windows is located in the kitchen →

an the other window is located in the bathroom. It is every important for me to be able keep this windows. I would like to keep this windows in side the house to be able to open them an any cause of an a emergency. Also so I could safe energy in this rooms of the house by leting sun light come in. And finally so i could let fresh air into the house.

But if I was to bulit in the 40^{ft} rear bulding setback. i would cover this windows. That why I would like to be able to do the 23^{ft} encroachment to the house so I would ~~cover~~ not cover this windows.

Thank you for
the support!!!

Regina Valencia.

Department of Planning and Development

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www.gwinnettcounty.com



gwinnettcounty

VARIANCE CONSENT FORM

PROPERTY OWNER: Reyna Valencia
PROPERTY ADDRESS: 6240 Edward st, Doraville, GA, 30340
SUBDIVISION NAME: Liberty Height
LAND LOT(S): 246 DISTRICT: 6th SECTION/UNIT: 2
LOT NUMBER: 4 BLOCK: 4
BRIEF DESCRIPTION OF VARIANCE REQUEST: Adding on to the house a bathroom + 2 rooms, passing the Building line + Extending front Porch passing building line.

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 6244 Edward st, Doraville, GA, 30340.
SUBDIVISION: Liberty Height
AS OWNER OF LOT: 3, BLOCK: _____

I/WE HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE REQUESTED.

Cleahilde Uriostequi
PRINTED NAME OF OWNER

Cleahilde Uriostequi
SIGNATURE OF OWNER

PRINTED NAME OF OWNER

SIGNATURE OF OWNER

4-13-12
DATE

FOR INTERNAL USE ONLY

DATE RECEIVED: _____ BY: _____ VARIANCE CASE NUMBER: _____

Department of Planning and Development

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(tel) 678.518.6000
www.gwinnettcountry.com



gwinnettcountry

VARIANCE CONSENT FORM

PROPERTY OWNER: Reyna Valencia
PROPERTY ADDRESS: 6240 Edward st, Doraville, GA, 30340
SUBDIVISION NAME: Liberty Heights
LAND LOT(S): 240 DISTRICT: 6th SECTION/UNIT: 2
LOT NUMBER: 4 BLOCK: A
BRIEF DESCRIPTION OF VARIANCE REQUEST: Adding on to the house 2 rooms + Bathroom passing the Building line.

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 6241 Jane Rd, Doraville, GA, 30340
SUBDIVISION: Liberty Heights
AS OWNER OF LOT: 51, BLOCK: _____

I/WE HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE REQUESTED.

PRINTED NAME OF OWNER

SIGNATURE OF OWNER

PRINTED NAME OF OWNER

SIGNATURE OF OWNER

Owens Name!

Phonz -

cell #: 770-294-3558

DATE

FOR INTERNAL USE ONLY

DATE RECEIVED: _____ BY: _____ VARIANCE CASE NUMBER: _____

Department of Planning and Development



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(tel) 678.518.6000
www.gwinnettcounty.com

gwinnettcounty

VARIANCE CONSENT FORM

PROPERTY OWNER: Reyna Valencia
PROPERTY ADDRESS: 6240 Edward st, Doraville, GA, 30340
SUBDIVISION NAME: Liberty Height
LAND LOT(S): 246 DISTRICT: 6th SECTION/UNIT: 2
LOT NUMBER: 4 BLOCK: 9
BRIEF DESCRIPTION OF VARIANCE REQUEST: Adding on the house a bathroom + 2 rooms, passing the Building line. And extending front porch passing building line.

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 6236 Edward st. Doraville, GA, 30344
SUBDIVISION: Liberty Height
AS OWNER OF LOT: 5, BLOCK: _____

I/WE HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE REQUESTED.

x JAMES REDDING
PRINTED NAME OF OWNER

[Signature]
SIGNATURE OF OWNER

x Sonia Redding
PRINTED NAME OF OWNER

x [Signature]
SIGNATURE OF OWNER

4-13-12
DATE

FOR INTERNAL USE ONLY

DATE RECEIVED: _____ BY: _____ VARIANCE CASE NUMBER: _____

MAGNETIC

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS PUBLIC OR PRIVATE.

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NOTE: ELEVATIONS SHOWN HEREON ARE ASSUMED.

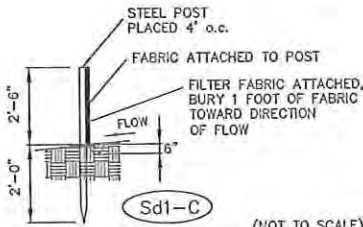
NOTE: USE EXISTING DRIVE AS CONSTRUCTION OUTLET.

*** LEGEND ***

- NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
- | | | | |
|------|-----------------------|-----|--------------------------|
| IP | IRON PIN FOUND | POB | POINT OF BEGINNING |
| IPS | IRON PIN SET | LLL | LAND LOT LINE |
| OTP | OPEN TOP PIPE FOUND | MH | MAN HOLE |
| CTP | CRIMP TOP PIPE FOUND | SSL | SANITARY SEWER LINE |
| RB | REINFORCING BAR FOUND | CB | CATCH BASIN |
| RBS | REINFORCING BAR SET | JB | JUNCTION BOX |
| MAG | MAGNETIC READING IP | DI | DRAINAGE INLET |
| AI | ANGLE IRON FOUND | YI | YARD INLET |
| CP | CALCULATED POINT | HW | HEAD WALL |
| -X-X | FENCE | PP | POWER POLE |
| CLF | CHAIN LINK FENCE | PW | POWER LINE |
| WDF | WOOD FENCE | SSE | SANITARY SEWER EASEMENT |
| WRF | WIRE FENCE | DE | DRAINAGE EASEMENT |
| FC | FENCE CORNER | UE | UTILITY EASEMENT |
| BL | BUILDING LINE | AE | ACCESS EASEMENT |
| R/W | RIGHT-OF-WAY | TB | TOP OF BANK |
| PL | PROPERTY LINE | CMP | CORRUGATED METAL PIPE |
| PC | PROPERTY CORNER | RCP | REINFORCED CONCRETE PIPE |
| CL | CENTER LINE | APP | AS PER PLAT |
| CPT | CARPOT | APD | AS PER DEED |
| BR | BRICK | APR | AS PER RECORD |
| FR | FRAME | APF | AS PER FIELD |
| WD | WOOD | BC | BACK OF CURB |
| P | PLAT | EP | EDGE OF PAVEMENT |
| D | DEED | EB | ELECTRIC POWER BOX |
| R | RECORD | GM | GAS METER |
| | | WM | WATER METER |
| | | N/F | NOW OR FORMERLY |

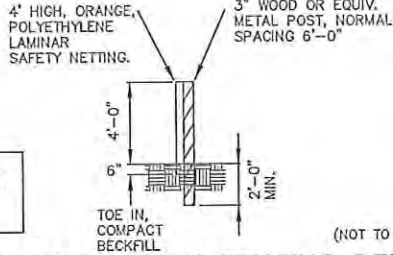
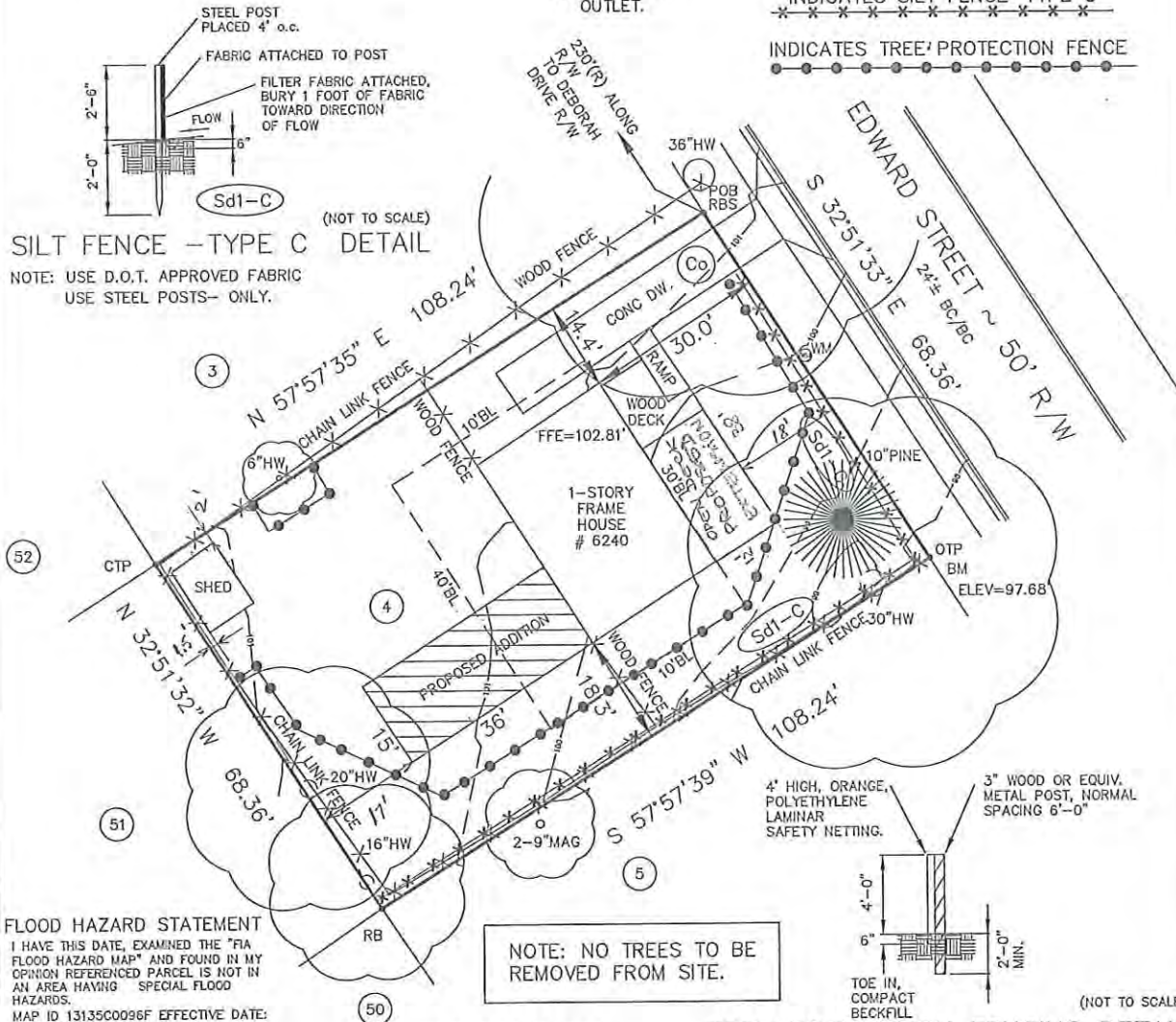
INDICATES SILT FENCE-TYPE C

INDICATES TREE PROTECTION FENCE



SILT FENCE - TYPE C DETAIL (NOT TO SCALE)

NOTE: USE D.O.T. APPROVED FABRIC USE STEEL POSTS- ONLY.



(NOT TO SCALE)

FLOOD HAZARD STATEMENT
 I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
 MAP ID 13135C0096F EFFECTIVE DATE: 09/29/2005 ZONE: X

NOTE: NO TREES TO BE REMOVED FROM SITE.

REVISED 04/16/2012

TREE PROTECTION FENCING DETAIL

PROPERTY ADDRESS:
6240 EDWARD STREET
DORAVILLE, GA

ZONING=R-75
IMPERVIOUS AREA:
EXIST: 1377 SF ~ 18%
PROP: 1917 SF ~ 26%

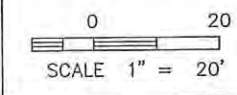
LAND AREA:
7398 SF
0.169 AC

SITE PLAN PREPARED FOR:		
VILLA REYNA VALENCIA		
LOT 4	BLOCK G	UNIT 2
SUBDIVISION LIBERTY HEIGHTS		
LAND LOT 246	6th DISTRICT	SECTION
GWINNETT COUNTY, GEORGIA		DATE 04/09/2012
PLAT BOOK F	PAGE 282	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
DEED BOOK 51234	PAGE 461	



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

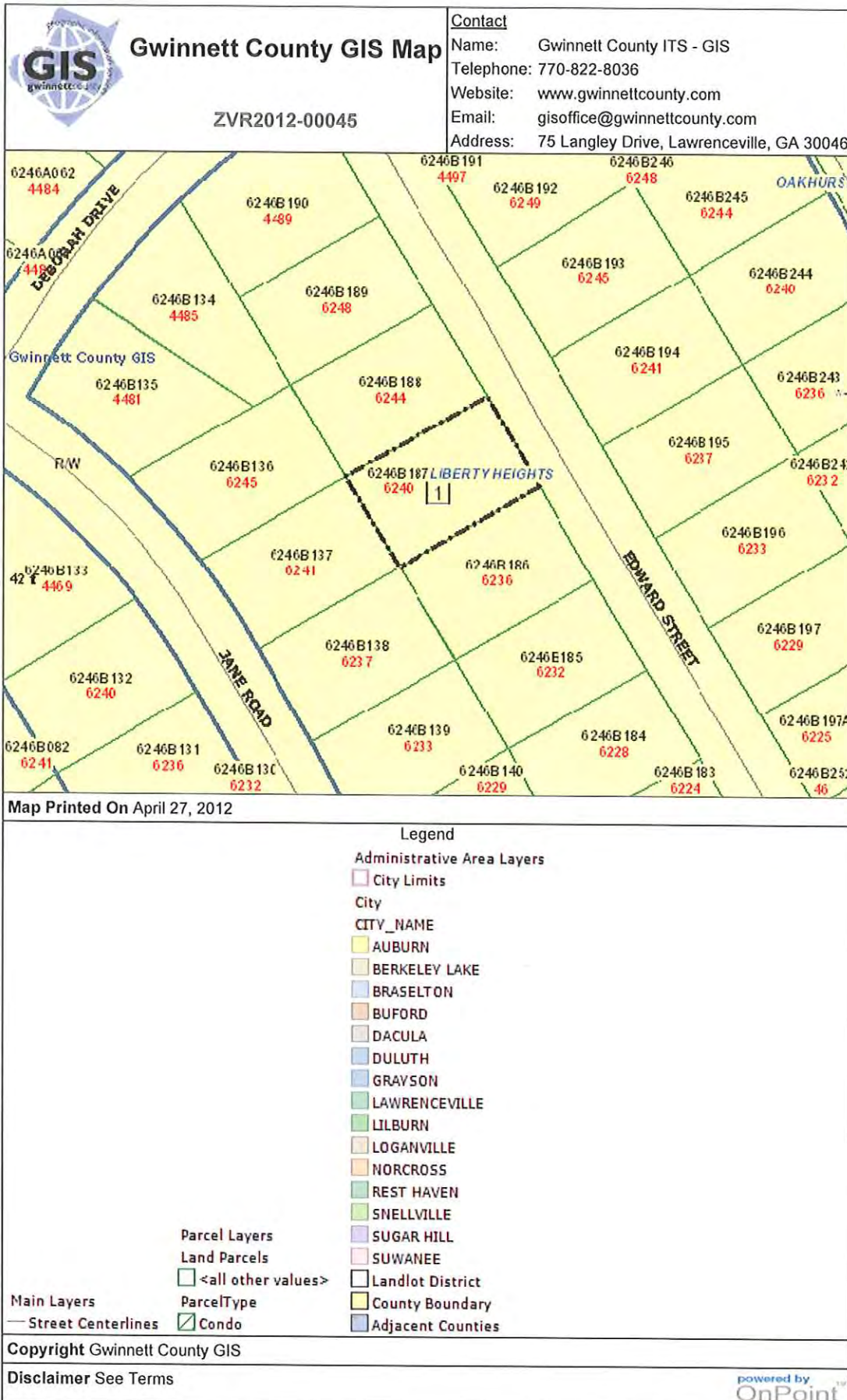
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SURVEY SYSTEMS & ASSOC., INC.
 PO BOX 3058
 TUCKER, GA 30085

PHONE (770)558-7895
 FAX (404)760-0011
 INFO@SURVEYSYSTEMSATLANTA.COM

JOB NUMBER 4-50728



Department of Planning and Development



446 West Crogan Street • Lawrenceville, GA 30046-2440
 (tel) 678.518.6000
 www.gwinnettcountry.com

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**Variance Application from the Zoning Resolution
 (Both Zoning Board of Appeals & Administrative)**

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines & Information. Please **TYPE** or **PRINT** and sign in **BLUE** ink. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

Applicant Information	Property Owner Information
Name <u>Reyna Valencia</u>	Name <u>Reyna Valencia</u>
Address(all correspondence will be mailed to this address): <u>6240 Edward st</u>	Address <u>6240 Edward st</u>
City <u>Doraville</u>	City <u>Doraville</u>
State <u>GA</u> Zip <u>30340</u>	State <u>GA</u> Zip <u>30340</u>
Phone <u>678-887-0044</u>	Phone <u>(678) 887-0044</u>
Contact Person Name: <u>Reyna Valencia</u> Phone: <u>(678) 887-0044</u>	
Email Address: _____	
Applicant is the (please check or circle one of the following):	
<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser	

Address of Property 6240 Edward st, Doraville, GA. 30340
 Subdivision or Project Name Liberty Height Lot & Block 4-A
 District, Land Lot, & Parcel (MRN) District 6th, LL # 246, Parcel 6246B187
 Proposed Development To keep a storage in the back yard.
 Building Permit Number (if construction has begun) BLD
 Variance Requested Encroachment of 3.5ft into the 5ft
Accessory structure setback.

- Please attach a **LETTER OF INTENT** explaining the proposed use and the justification or hardship for this variance.

Case No. ZVR 2012-00045

Applicant Certification

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or any portion thereof shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

Reyna Valencia 4-27-12
Signature of Applicant Date

Notary Seal

ZARONA DEONARINE, BCLM
Typed or Printed Name & Title

Zarona Deonarine 4/27/12
Signature of Notary Public Date

My Commission Expires 12/15/2015

Property Owner Certification

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of variance affecting the same land, or any portion thereof, shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

Reyna Valencia 4-27-12
Signature of Property Owner Date

Notary Seal

ZARONA DEONARINE, BCLM
Typed or Printed Name & Title

Zarona Deonarine 4/27/12
Signature of Notary Public Date

My Commission Expires 12/15/2015

Planning & Development Use Below Only

Date Received: 04.27.2012 Received By: MMS. MRN: 6246 B 187

Zoning District: R-75 Hearing Date (if applicable): 06.12.12 Commission District: 2

Variance Type: ACCESSORY STRUCTURE OR USE YARD LOCATION Code Section: ZROB00 ACCESSORY STRUCTURES OR USES

Related Cases & Applicable Conditions: CEY 2012 - 01368

Variance Description: ENCROACHMENT OF 3.5 FT INTO THE 5 FT ACCESSORY STRUCTURE SETBACK.

Case No. ZVR 2012-00045

April. 25, 2012

Reyna Valencia Villa
6240 Edward st
Doraville GA, 30340
(678) 887-0044.

To whom it may
Concern:

I Reyna Valencia Villa, have purchased the house with the following address: 6240 Edward st, Doraville, GA, 30340. With it being my first time to buy a house. I placed a storage in my back yard without knowing if there were any county regulations to do so. Therefore I placed the storage 3^{ft} from the back yard fence. And unfortunately made the ground base of the storage out of cement.

which causes the storage not to be removable without being destroyed.

And honestly I would like that to happen because I need the space to place all of my cutting grass equipment in a safe ^{places}. Hopeful I can be approved for a Variance to fix my mistake.

Thank you for the Support!!!
Reyna Valencia

Department of Planning and Development

446 West Crogan Street • Lawrenceville, GA 30046-2440
(tel) 678.518.6000
www.gwinnettcounty.com



gwinnettcounty

VARIANCE CONSENT FORM

PROPERTY OWNER: Reyna Valencia

PROPERTY ADDRESS: 6240 Edward st, Doraville, GA, 30340

SUBDIVISION NAME: Liberty Height

LAND LOT(S): 246 DISTRICT: 6th SECTION/UNIT: 2

LOT NUMBER: 4 BLOCK: G

BRIEF DESCRIPTION OF VARIANCE REQUEST: Adding on the house a bathroom + 2 rooms, passing the Building line. And extending front Porch. passing building line.

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 6236 Edward st. Doraville, GA, 30340

SUBDIVISION: Liberty Height

AS OWNER OF LOT: 5, BLOCK: _____

I/WE HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE REQUESTED.

x JAMES REDDING
PRINTED NAME OF OWNER

[Signature]
SIGNATURE OF OWNER

x Sonia Redding
PRINTED NAME OF OWNER

x [Signature]
SIGNATURE OF OWNER

4-13-12
DATE

FOR INTERNAL USE ONLY

DATE RECEIVED: _____ BY: _____ VARIANCE CASE NUMBER: _____

Department of Planning and Development

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(tel) 678.518.6000
www.gwinnettcounty.com



gwinnettcounty

VARIANCE CONSENT FORM

PROPERTY OWNER: Reyna Valencia
PROPERTY ADDRESS: 6240 Edward St, Doraville, GA, 30340
SUBDIVISION NAME: Liberty Heights
LAND LOT(S): 240 DISTRICT: 6th SECTION/UNIT: 2
LOT NUMBER: 4 BLOCK: A
BRIEF DESCRIPTION OF VARIANCE REQUEST: Adding on to the house 2 rooms + Bathroom passing the Building line.

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 6241 Jane Rd, Doraville, GA, 30340
SUBDIVISION: Liberty Heights
AS OWNER OF LOT: 51, BLOCK: _____

I/WE HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE REQUESTED.

PRINTED NAME OF OWNER

SIGNATURE OF OWNER

PRINTED NAME OF OWNER

SIGNATURE OF OWNER

Owners Name:

Phonz -
cell #: 770-294-3558

DATE

FOR INTERNAL USE ONLY

DATE RECEIVED: _____ BY: _____ VARIANCE CASE NUMBER: _____

Department of Planning and Development

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VARIANCE CONSENT FORM

PROPERTY OWNER: Reyna Valencia

PROPERTY ADDRESS: 6240 Edward st, Doraville, GA, 30340

SUBDIVISION NAME: Liberty Height

LAND LOT(S): 246 DISTRICT: 6th SECTION/UNIT: 2

LOT NUMBER: 4 BLOCK: A

BRIEF DESCRIPTION OF VARIANCE REQUEST: Adding on to the house a bathroom + 2 rooms, Passing the Building line + Extending front Porch passing building line.

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 6244 Edward st, Doraville, GA, 30340.

SUBDIVISION: Liberty Height

AS OWNER OF LOT: 3, BLOCK: _____

I/WE HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE REQUESTED.

Cleahilde Urioste
PRINTED NAME OF OWNER

Cleahilde Urioste
SIGNATURE OF OWNER

PRINTED NAME OF OWNER

SIGNATURE OF OWNER

4-13-12
DATE

FOR INTERNAL USE ONLY

DATE RECEIVED: _____ BY: _____ VARIANCE CASE NUMBER: _____



THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS PUBLIC OR PRIVATE.

NOTE: PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONFLICT WITH EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

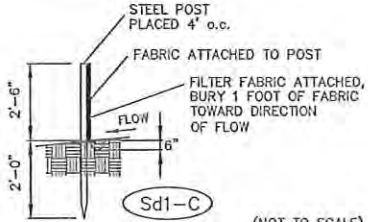
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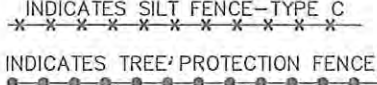
NOTE: USE EXISTING DRIVE AS CONSTRUCTION OUTLET.

*** LEGEND ***

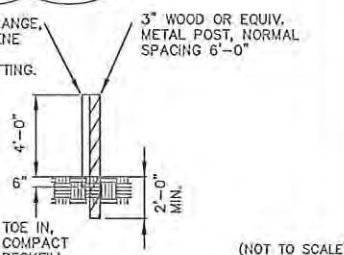
- NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
- IP IRON PIN FOUND
 - IPS IRON PIN SET
 - OTP OPEN TOP PIPE FOUND
 - CTP CRIMP TOP PIPE FOUND
 - RB REINFORCING BAR FOUND
 - RBS REINFORCING BAR SET
 - MAG MAGNETIC READING IP
 - AI ANGLE IRON FOUND
 - CP CALCULATED POINT
 - X-X FENCE
 - CLF CHAIN LINK FENCE
 - WDF WOOD FENCE
 - WRF WIRE FENCE
 - FC FENCE CORNER
 - BL BUILDING LINE
 - R/W RIGHT-OF-WAY
 - PL PROPERTY LINE
 - PC PROPERTY CORNER
 - CL CENTER LINE
 - CPT CARPORT
 - BR BRICK
 - FR FRAME
 - WD WOOD
 - P PLAT
 - D DEED
 - R RECORD
 - POB POINT OF BEGINNING
 - LLI LAND LOT LINE
 - MH MAN HOLE
 - SSL SANITARY SEWER LINE
 - CB CATCH BASIN
 - J3 JUNCTION BOX
 - DI DRAINAGE INLET
 - YI YARD INLET
 - HW HEAD WALL
 - PP POWER POLE
 - PW POWER LINE
 - SSE SANITARY SEWER EASEMENT
 - DE DRAINAGE EASEMENT
 - UE UTILITY EASEMENT
 - AE ACCESS EASEMENT
 - TB TOP OF BANK
 - CMP CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - APP AS PER PLAT
 - APD AS PER DEED
 - APR AS PER RECORD
 - APF AS PER FIELD
 - BC BACK OF CURB
 - EP EDGE OF PAVEMENT
 - EB ELECTRIC POWER BOX
 - GM GAS METER
 - WM WATER METER
 - N/F NOW OR FORMERLY



SILT FENCE - TYPE C DETAIL
NOTE: USE D.O.T. APPROVED FABRIC USE STEEL POSTS- ONLY.



NOTE: NO TREES TO BE REMOVED FROM SITE.



FLOOD HAZARD STATEMENT
I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
MAP ID 13135C0096F EFFECTIVE DATE: 09/29/2006 ZONE: X

REVISED 04/16/2012

TREE PROTECTION FENCING DETAIL

PROPERTY ADDRESS:
6240 EDWARD STREET
DORAVILLE, GA

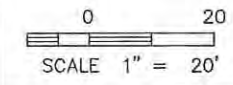
ZONING=R-75
IMPERVIOUS AREA:
EXIST: 1377 SF ~ 18%
PROP: 1917 SF ~ 26%

LAND AREA:
7398 SF
0.169 AC

SITE PLAN PREPARED FOR:		
VILLA REYNA VALENCIA		
LOT 4	BLOCK G	UNIT 2
SUBDIVISION LIBERTY HEIGHTS		
LAND LOT 246	6th DISTRICT	SECTION
GWINNETT COUNTY, GEORGIA		DATE 04/09/2012
PLAT BOOK F	PAGE 282	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
DEED BOOK 51234	PAGE 461	



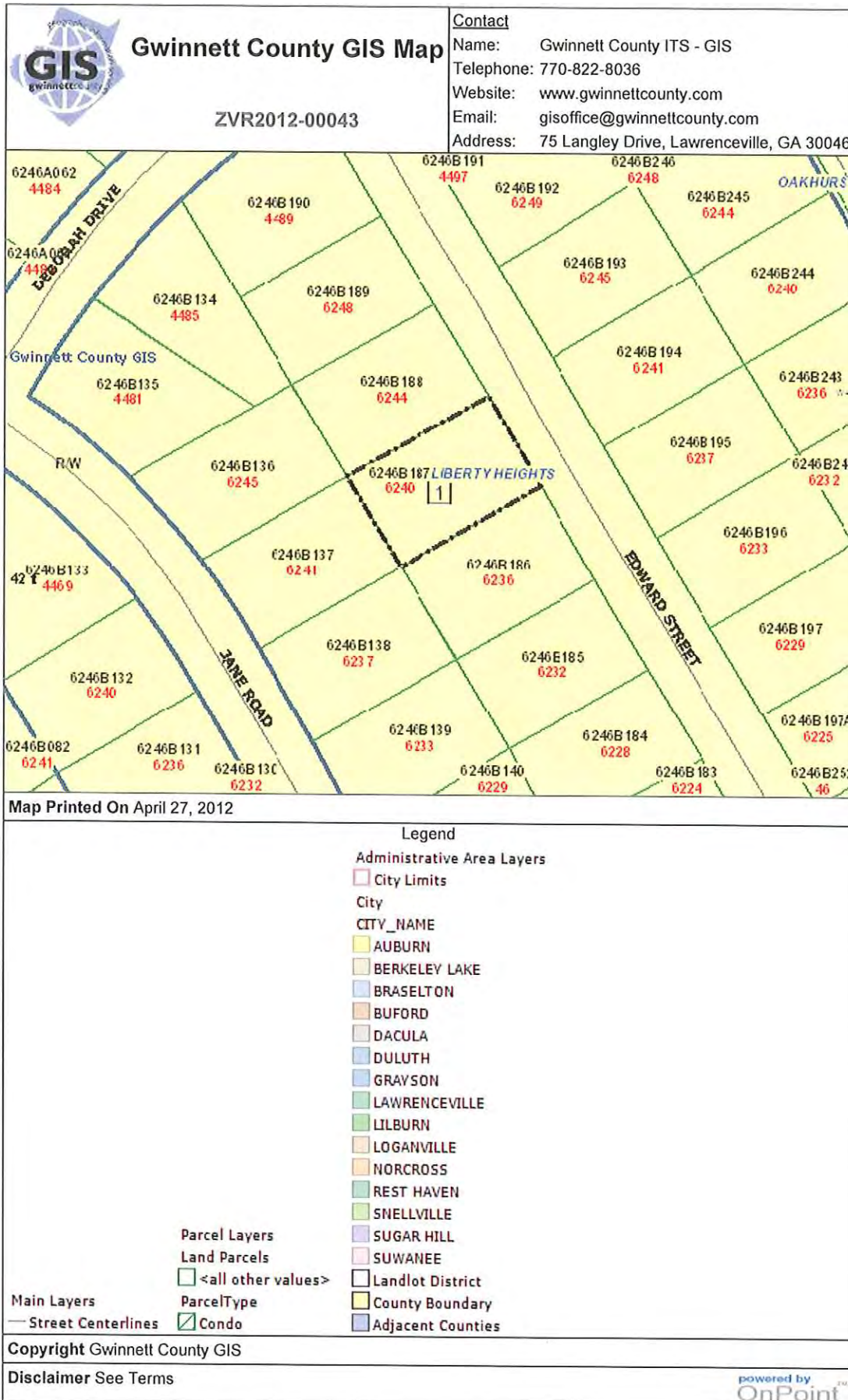
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

SURVEY SYSTEMS & ASSOC., INC. PHONE (770)558-7895
PO BOX 3058 FAX (404)760-0011
TUCKER, GA 30085 INFO@SURVEYSYSTEMSATLANTA.COM

JOB NUMBER 4-50728



Department of Planning and Development



446 West Crogan Street • Lawrenceville, GA 30046-2440
 (tel) 678.518.6000
 www.gwinnettcounty.com

gwinnettcounty

**Variance Application from the Zoning Resolution
 (Both Zoning Board of Appeals & Administrative)**

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines & Information. Please **TYPE** or **PRINT** and sign in **BLUE** ink. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

Applicant Information	Property Owner Information
Name <u>Toby Heard</u>	Name <u>Ralph & Anne Rodriguez</u>
Address (all correspondence will be mailed to this address): <u>1118 Braselton Hwy</u>	Address <u>121 Bernice Dr</u>
City <u>Lawrenceville</u>	City <u>Lawrenceville</u>
State <u>GA</u> Zip <u>30043</u>	State <u>GA</u> Zip <u>30045</u>
Phone <u>770-963-0562</u>	Phone <u>678-226-9065</u>
Contact Person Name: <u>Toby Heard</u> Phone: <u>770-963-0562</u>	
Email Address: <u>heardconstruction@yahoo.com</u>	
Applicant is the (please check or circle one of the following):	
<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser	

Address of Property 121 Bernice DR, Lawrenceville, GA 30043
 Subdivision or Project Name New Hope Estates Lot & Block 15 A
 District, Land Lot, & Parcel (MRN) 5th 171 5171045
 Proposed Development Add single CAR GARAGE To Existing house
 Building Permit Number (if construction has begun) BLD
 Variance Requested Side setback of 5 FT in lieu of 10 FT

- Please attach a **LETTER OF INTENT** explaining the proposed use and the justification or hardship for this variance.

Case No. ZVR2012-00046

Applicant Certification

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or any portion thereof shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

Toby Heard 4-13-12
Signature of Applicant Date

Notary Seal

Toby Heard MANAGER
Typed or Printed Name & Title

Jean M. Robertson 4-13-12
Signature of Notary Public Date

my commission expires 4-12-16

Property Owner Certification

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of variance affecting the same land, or any portion thereof, shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

Anne Rodriguez 4-13-12
Signature of Property Owner Date

Notary Seal

Anne Rodriguez
Typed or Printed Name & Title

Jean M. Robertson 4-13-12
Signature of Notary Public Date

my commission expires 4-12-16

Planning & Development Use Below Only

Date Received: 4-30-12 Received By: L.TIDWELL MRN: 5-171-045

Zoning District: R-100 Hearing Date (if applicable): 6-12-12 Commission District: 3

Variance Type: SIDE SETBACK ENCROACHMENT Code Section: ZR 1401

Related Cases & Applicable Conditions: _____

Variance Description: ENCROACHMENT OF 5 FT. INTO THE 10 FT. SIDE YARD SETBACK

LETTER OF INTENT

LOT 15 BLOCK A - 5TH DIST - LAND LOT 171 -PARCEL 5171045

121 BERNICE DR
LAWRENCEVILLE, GA 30045

TOBY HEARD, THE APPLICANT, PROPOSES THIS LETTER OF INTENT TO REQUEST A VARIANCE OF SIDE SET BACK OF 5FT IN LIEU OF 10FT SO A 15' W X 20' L SINGLE CAR GARAGE CAN BE CONSTRUCTED AND ATTACHED TO SIDE OF EXISTING HOUSE.

WE BELIEVE THE REQUEST IS JUSTIFIED BECAUSE THE OWNERS DO NOT HAVE AN ATTACHED OR DETACHED GARAGE FOR STORAGE. ALSO THIS WILL INCREASE PROPERTY VALUE.

 DATE 4-13-12

gwinnettcounty

Department of Planning and Development

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(tel) 678.518.6000
www.gwinnettcounty.com



VARIANCE CONSENT FORM

PROPERTY OWNER: RALPH & ANNE RODRIGUEZ
PROPERTY ADDRESS: 121 BERNICE DR, LAWRENCEVILLE, GA.
SUBDIVISION NAME: NEW HOPE ESTATES
LAND LOT(S): 171 DISTRICT: 5TH SECTION/UNIT: ONE
LOT NUMBER: 15 BLOCK: A
BRIEF DESCRIPTION OF VARIANCE REQUEST: WANT TO BUILD A
15'w X 20' GARAGE ATTACHED TO HOUSE.

ABUTTING PROPERTY OWNERS:

(5-171-046)

PROPERTY ADDRESS: 986 BERNICE C.T., LAWRENCEVILLE, GA 30043
SUBDIVISION: NEW HOPE ESTATES
AS OWNER OF LOT: 16, BLOCK: A

I/WE HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE REQUESTED.

X Hollis Pevac
PRINTED NAME OF OWNER

X [Signature]
SIGNATURE OF OWNER

PRINTED NAME OF OWNER

SIGNATURE OF OWNER

4-13-12
DATE

FOR INTERNAL USE ONLY

DATE RECEIVED: _____ BY: _____ VARIANCE CASE NUMBER: _____

LEGEND

- 1. Boundary Line
- 2. Easement
- 3. Right of Way
- 4. Proposed Structure
- 5. Proposed Setback
- 6. Proposed Garage
- 7. Proposed Deck
- 8. Proposed Wall
- 9. Proposed Concrete Walk
- 10. Proposed Concrete Drive
- 11. Proposed Parking Space
- 12. Proposed Fencing
- 13. Proposed Utility
- 14. Proposed Well
- 15. Proposed Pond
- 16. Proposed Stream
- 17. Proposed Road
- 18. Proposed Bridge
- 19. Proposed Gate
- 20. Proposed Sign
- 21. Proposed Light
- 22. Proposed Pole
- 23. Proposed Tower
- 24. Proposed Mast
- 25. Proposed Flagpole
- 26. Proposed Monument
- 27. Proposed Marker
- 28. Proposed Nail
- 29. Proposed Stake
- 30. Proposed Pipe
- 31. Proposed Cable
- 32. Proposed Wire
- 33. Proposed Fence
- 34. Proposed Gate
- 35. Proposed Sign
- 36. Proposed Light
- 37. Proposed Pole
- 38. Proposed Tower
- 39. Proposed Mast
- 40. Proposed Flagpole
- 41. Proposed Monument
- 42. Proposed Marker
- 43. Proposed Nail
- 44. Proposed Stake
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- 65. Proposed Sign
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- 68. Proposed Tower
- 69. Proposed Mast
- 70. Proposed Flagpole
- 71. Proposed Monument
- 72. Proposed Marker
- 73. Proposed Nail
- 74. Proposed Stake
- 75. Proposed Pipe
- 76. Proposed Cable
- 77. Proposed Wire
- 78. Proposed Fence
- 79. Proposed Gate
- 80. Proposed Sign
- 81. Proposed Light
- 82. Proposed Pole
- 83. Proposed Tower
- 84. Proposed Mast
- 85. Proposed Flagpole
- 86. Proposed Monument
- 87. Proposed Marker
- 88. Proposed Nail
- 89. Proposed Stake
- 90. Proposed Pipe
- 91. Proposed Cable
- 92. Proposed Wire
- 93. Proposed Fence
- 94. Proposed Gate
- 95. Proposed Sign
- 96. Proposed Light
- 97. Proposed Pole
- 98. Proposed Tower
- 99. Proposed Mast
- 100. Proposed Flagpole



CLOSURE STATEMENT

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE SS TOTAL STATION.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 146,762 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND WAS AD.

- NOTES:**
- REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON WERE MADE TO DEED BOOK 50975, PAGE 798 OF GWINNETT COUNTY RECORDS.
 - NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL No. 13135C 0089F.
 - THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
 - NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF TITLE SEARCHES WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.
 - BUILDING SETBACK INFORMATION SHOWN HEREON IS PER R-100 ZONING WITHIN GWINNETT COUNTY.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND THE REQUIREMENTS OF THE LAW.

Gary S. Harvin, Jr.
 GARY S. HARVIN, JR.
 Georgia Registered Land Surveyor No. 3105



NOTE: SURVEY NOT VALID UNLESS SEAL SIGNED AND DATED.

GEORGIA REGISTERED LAND SURVEYOR

NO. 3105

EXP. 12-31-14

4/4/12

GARY S. HARVIN, JR.

Earth

LAND SURVEYING & PLANNING

678-640-5500

P.O. BOX 382
BRASELTON, GA. 30517

DATE:	APRIL 4, 2012	ISSUE	
SCALE HORIZ:	1"=30'	NO	DESCRIPTION
ACREAGE:	0.383		
LAND LOTS:	171		
DISTRICT:	5 SECTION		
CITY:			
COUNTY:	GWINNETT STATE: GA		
SURVEYED:	BY: GSH DRAWN: GSH		
CHECKED:	GSH APPROVED: GSH		
PROJECT #:	12141		

SURVEY/PROPOSED ADDITION PLAN FOR:

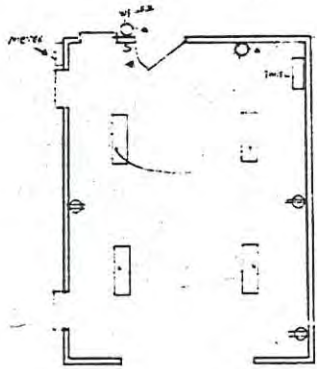
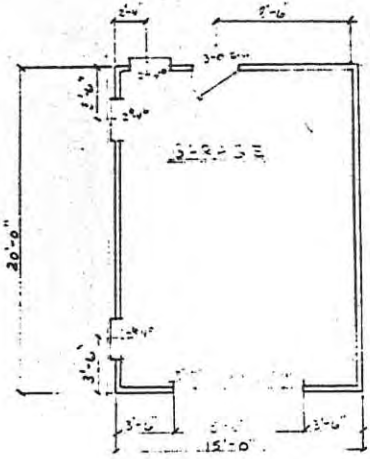
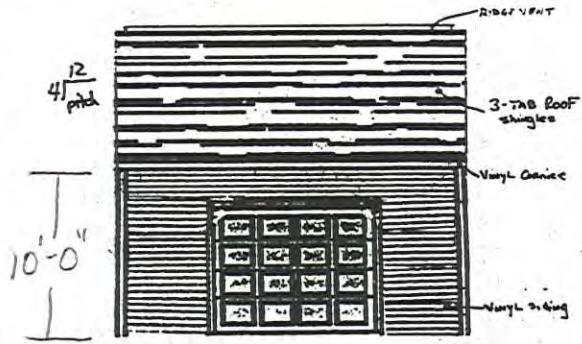
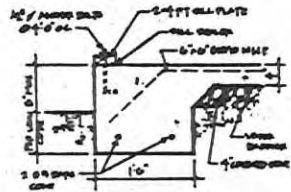
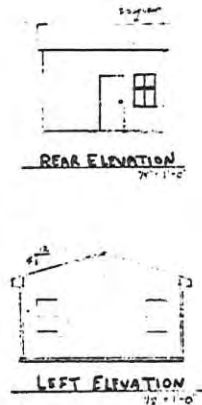
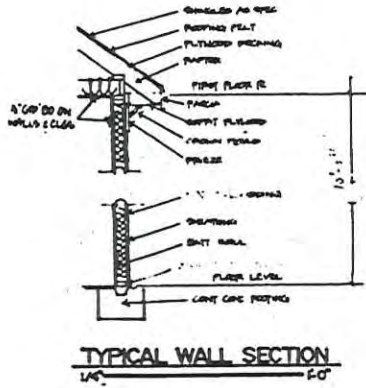
RALPH RODRIGUEZ

121 BERNICE DRIVE
 LOT 15 AND PART OF LOT 14, NEW HOPE ESTATES UNIT 1
 LAND LOT 171, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA
 TAX PARCEL ID# 5171 045









GARAGE PLAN
FOR: ROBERT ANNE ROBERTSON
121 REPPIY DR. LAWRENCEVILLE GA 30045

SHEET
OF 1

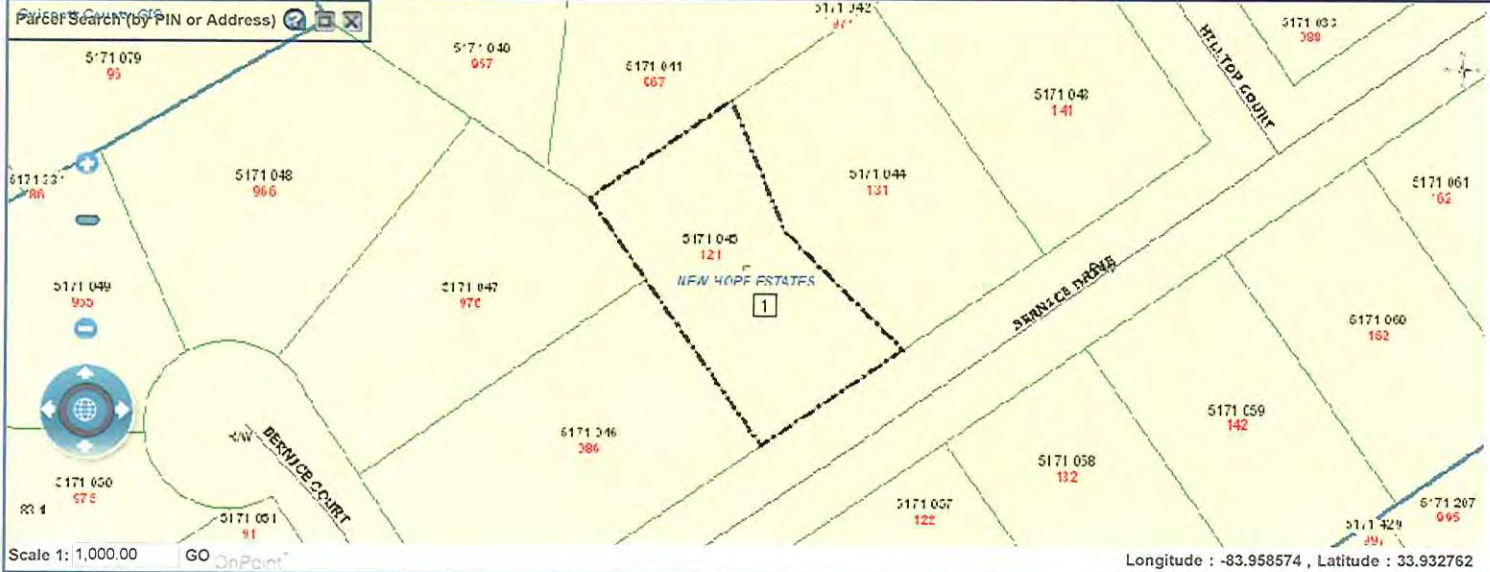


Searches Data Sources

General Engineering/Developers Transportation Utilities Pictometry

Tools

Map Content Options



Results

Land Parcels Total:1 | Simple Report (CSV) | Simple Report (PDF) | More reports | Filter Results By | Use Results As Filter To

<input checked="" type="checkbox"/>			Parcel ID (PIN)	Address	Lot	Parceltype	Exemption Type	Area (sq ft)	Length (Perimeter)
<input checked="" type="checkbox"/>			1 5171 045	121	15	Parcel	Not Exempt	16,782.4892908017	

Department of Planning and Development

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 (tel) 678.518.6000
 www.gwinnettcountry.com



gwinnettcountry

**Variance Application from the Zoning Resolution
 (Both Zoning Board of Appeals & Administrative)**

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines & Information. Please **TYPE** or **PRINT** and sign in **BLUE** ink. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

Applicant Information	Property Owner Information
Name <u>Debra Wozniak</u>	Name <u>Kid's HARBOR LLC</u>
Address (all correspondence will be mailed to this address): <u>2313 Rock Chapel Rd</u>	Address <u>P.O. Box 311</u>
City <u>Lithonia</u>	City <u>LAWRENCEVILLE</u>
State <u>GA</u> Zip <u>30058</u>	State <u>GA</u> Zip <u>30046</u>
Phone <u>770-262-5510</u>	Phone <u>770-317-6263</u>
Contact Person Name: <u>Debra Wozniak</u> Phone: <u>770-262-5510</u>	
Email Address: <u>blueridgepools@gmail.com</u>	
Applicant is the (please check or circle one of the following):	
<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser	

Address of Property 1920 Old PEACHTREE Rd

Subdivision or Project Name Kid's HARBOR EARLY LEARNING Center Lot & Block _____

District, Land Lot, & Parcel (MRN) R 709 243

Proposed Development Day Care already built

Building Permit Number (if construction has begun) BLD

Variance Requested swimming pool in side yard w/ equip bldg

- Please attach a **LETTER OF INTENT** explaining the proposed use and the justification or hardship for this variance.

Case No. 2012-00017

Applicant Certification

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or any portion thereof shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

Michael Wozniak 4-30-12
Signature of Applicant Date

Notary Seal

SARAH V OSHIEN 4/30/12
Typed or Printed Name & Title

[Signature] 4/30/12
Signature of Notary Public Date

Property Owner Certification

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of variance affecting the same land, or any portion thereof, shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

[Signature] 4-30-12
Signature of Property Owner Date

Notary Seal

SARAH V OSHIEN 4/30/12
Typed or Printed Name & Title

[Signature] 4/30/12
Signature of Notary Public Date

Planning & Development Use Below Only

Date Received: 4/30/12 Received By: Sharon Cook MRN: 7 094 243

Zoning District: CZ Hearing Date (if applicable): 6/12/12 Commission District: 4

Variance Type: Accessory Structure Code Section: 22600

Related Cases & Applicable Conditions: C1C2005-00005, R2C2005-00002

Variance Description: Allow Accessory Structures (Pool + Equipment + Build) to be located in a side yard

KIDS HARBOR, LLC

P.O. Box 311

Lawrenceville, GA 30046

Cell 770-475-6161

Fax 678-946-6516

<http://www.kidsharborllc.com>

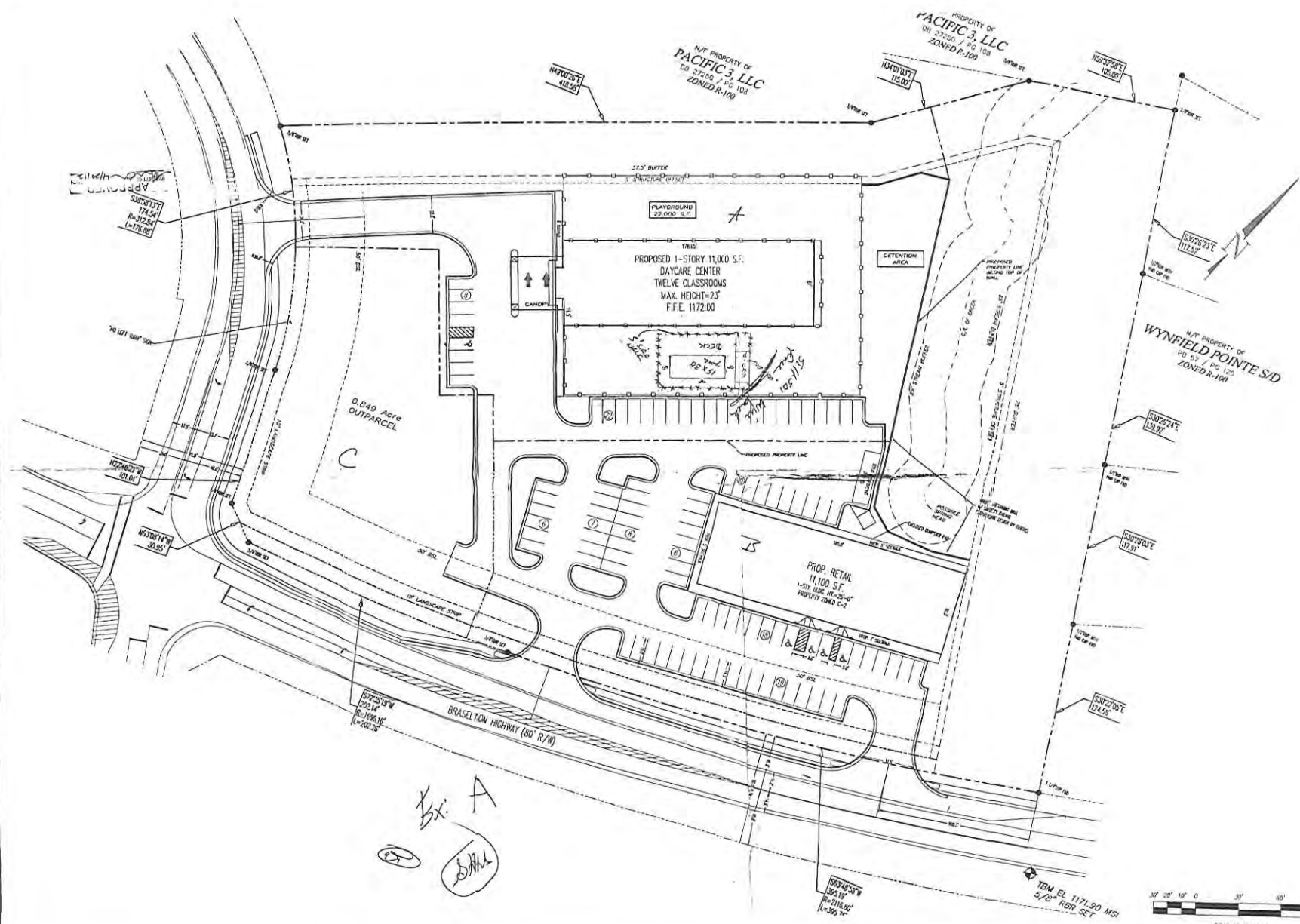
4/30/2012

Subject: Kids Harbor Pool Permit
1920 Old Peachtree rd. NE
Lawrenceville, GA 30043

To Gwinnett County Development Review Board:

We are asking for a variance in order to build a swimming pool at this existing daycare. This pool will be used for giving swimming lessons to the children enrolled in our summer program.
Thank you,

Lonnie Todd
President



Ex: A
 (Handwritten initials and a circled 'A')

N/T PROPERTY OF
PACIFIC 3, LLC
 DO 07200 / FID 108
 ZONED R-100

PROPERTY OF
PACIFIC 3, LLC
 DO 07200 / FID 108
 ZONED R-100

N/T PROPERTY OF
WYNFIELD POINTE S/D
 PD 02 / PG 120
 ZONED R-100

BRASELTON HIGHWAY (60' R/W)

PROPOSED 1-STORY 11,000 S.F.
 DAYCARE CENTER
 TWELVE CLASSROOMS
 MAX. HEIGHT=23'
 F.F.E. 1172.00

PROP. RETAIL
 11,100 S.F.
 1-ST. MAX. HT=25'-0"
 PROPLTY ZONED C-2

PLAYGROUND
 2,000 S.F.

DETENTION AREA

0.540 Acre
 OUTPARCEL

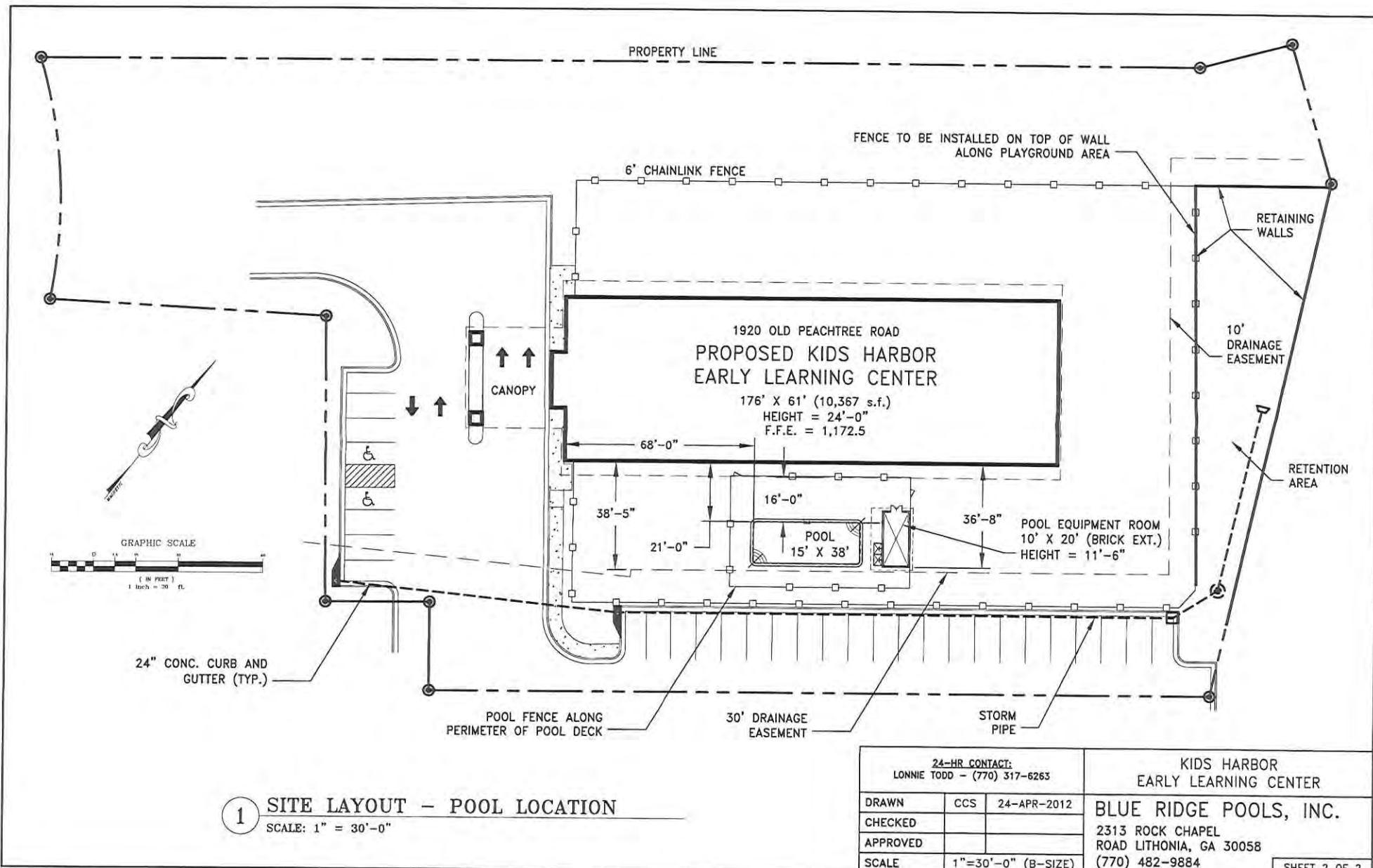


TOB EL 1171.00 MSL
 5/8" RBR SET

bdg
**BROCK
 DESIGN
 GROUP**
 705
 OLD PEACHTREE RD
 SUITE 100
 SUWANEE, GA
 30024
 T 770.483.4134
 F 770.482.4174


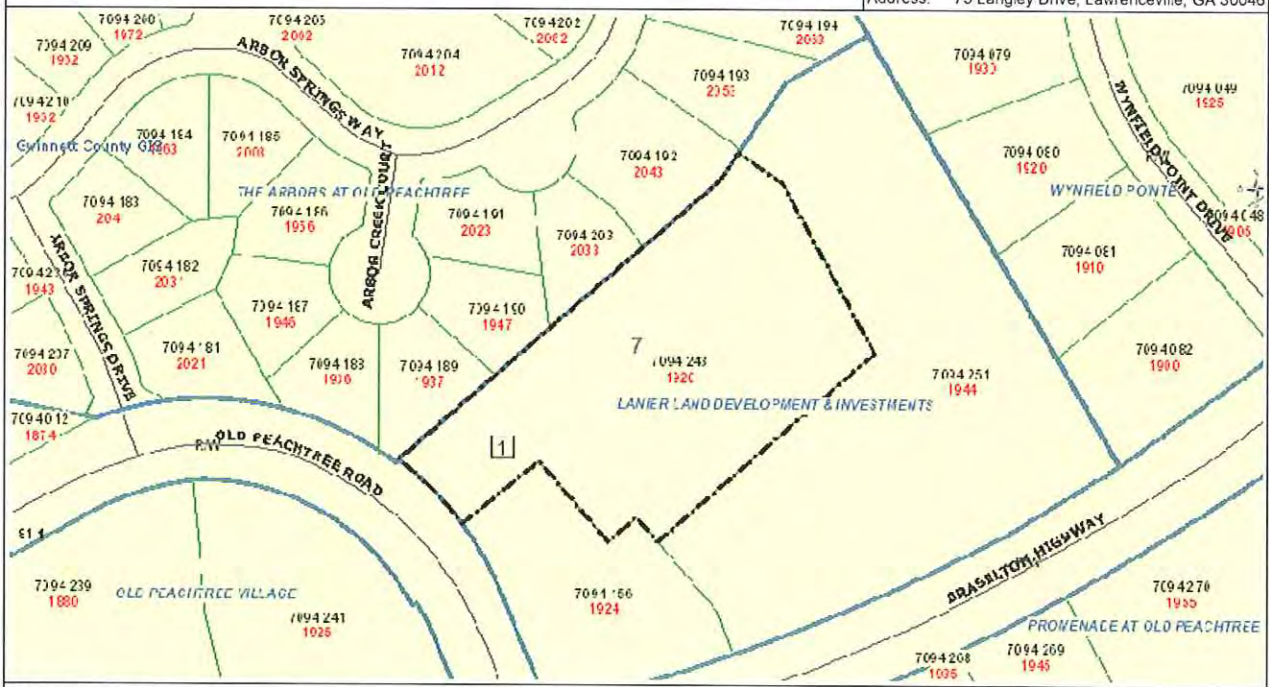
DAYCARE CENTER EXHIBIT
 for
LONNIE TODD
 Braselton Highway, Gwinnett County, GA

PROJECT NAME: Daycare Center Exhibit	
Project on Highway Gwinnett County, Ga	
SHEET TITLE: EXHIBIT A	
PROJECT NO: TOD002	SHEET NO: 1
DATE: 05/06/05	
SCALE: No. 1 of 1	



1 SITE LAYOUT - POOL LOCATION
 SCALE: 1" = 30'-0"

24-HR CONTACT: LONNIE TODD - (770) 317-6263			KIDS HARBOR EARLY LEARNING CENTER	
DRAWN	CCS	24-APR-2012	BLUE RIDGE POOLS, INC. 2313 ROCK CHAPEL ROAD LITHONIA, GA 30058 (770) 482-9884	
CHECKED				
APPROVED				
SCALE	1"=30'-0" (B-SIZE)		SHEET 2 OF 2	

 <h3 data-bbox="500 231 812 262">Gwinnett County GIS Map</h3>	Contact Name: Gwinnett County ITS - GIS Telephone: 770-822-8036 Website: www.gwinnettcounty.com Email: gisoffice@gwinnettcounty.com Address: 75 Langley Drive, Lawrenceville, GA 30046
 <p>The map displays a residential area with numerous property parcels. Each parcel is labeled with a unique address, such as 7094 200, 7094 183, and 7094 201. Major roads shown include ARBOR SPRINGS WAY, OLD PEACHTREE ROAD, BRASLTON HIGHWAY, and WYNFIELD POINT DRIVE. A central parcel is labeled 'LANIER LAND DEVELOPMENT & INVESTMENTS'.</p>	
<p>Map Printed On April 30, 2012</p>	
<p>Copyright Gwinnett County GIS</p>	
<p>Disclaimer See Terms</p>	<p>powered by OnPoint</p>

Department of Planning and Development

446 West Crogan Street • Lawrenceville, GA 30046-2440
 (tel) 678.518.6000
 www.gwinnettcountry.com



gwinnettcountry

**Variance Application from the Zoning Resolution
 (Both Zoning Board of Appeals & Administrative)**

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines & Information. Please **TYPE** or **PRINT** and sign in **BLUE** ink. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

Applicant Information	Property Owner Information
Name <u>Signal Signs of Ga</u>	Name <u>National Retail Properties</u>
Address(all correspondence will be mailed to this address): <u>440 Six Flags Pkwy</u>	Address <u>450 S Drange Ave</u> <u>Suite 900</u>
City <u>mebleton</u>	City <u>Dorlando</u>
State <u>Ga</u> Zip <u>30126</u>	State <u>Fl</u> Zip <u>32801</u>
Phone <u>770-941-9900</u>	Phone <u>-</u>
Contact Person Name: <u>Marcia Jones</u> Phone: <u>770-941-9900</u>	
Email Address: _____	
Applicant is the (please check or circle one of the following):	
<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser	

Address of Property 4400 Stone Mountain Hwy, Lilburn, Ga

Subdivision or Project Name Stone Mountain Toyota Lot & Block

District, Land Lot, & Parcel (MRN) 6055 126

Proposed Development Toyota Dealership

Building Permit Number (if construction has begun) BLD _____

Variance Requested Additional signage on front of building reading SCAN

- Please attach a **LETTER OF INTENT** explaining the proposed use and the justification or hardship for this variance.

Case No. 2012-00048

Applicant Certification

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or any portion thereof shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).



Marcia Jones 4-30-12
Signature of Applicant Date

Marcia Jones VP of Operations
Typed or Printed Name & Title

Helen Marie Sessom 4/30/12
Signature of Notary Public Date

Property Owner Certification

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of variance affecting the same land, or any portion thereof, shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

See attached Letter of Authorization

Signature of Property Owner Date

Typed or Printed Name & Title

Signature of Notary Public Date

Planning & Development Use Below Only

Date Received: 4/30/12 Received By: SCood MRN: 6055124

Zoning District: CZ Hearing Date (if applicable): 6/12/12 Commission District: 3

Variance Type: _____ Code Section: _____

Related Cases & Applicable Conditions: SUP2002-00000/Rez1975-00053

Variance Description: Increase Allowable Sign Area on Front Elevation From 95.47 sq Ft to 111.99 sq Ft.

Case No. 2012-00018

LETTER OF AUTHORIZATION

I (We) National Retail Properties Inc., owner/agent of
(Civic Address), 4400 Stone Mountain Highway, Lilburn, GA 30047
(the Property), give **PATTISON SIGN GROUP** and/or its local representatives authorization
to install signage at the above mentioned property for **Stone Mountain Toyota**.

This letter shall also serve to authorize **PATTISON SIGN GROUP** and/or its local
representatives to act as our agent when applying for the necessary municipal approvals
and permits.

Owner/Agent: National Retail Properties, Inc. Phone: 704-566-6746 (Sonic Facilities)

Address: 450 S. Orange Ave., Suite 900 Site: 770-736-0030 (Toyota)

Orlando, FL 32801 e-mail contacts:

Signed: [Signature] wayne.hadaway@sonicautomotive.com

Name: Paul E. Bayer steven.crane@stonemountaintoyota.net

Executive Vice President

Legal description of property: See attached "Exhibit A"

State of FLORIDA
County ORANGE

I, Kella Schaible, a Notary Public for said County and State, do hereby certify that the
foregoing instrument was acknowledged before me by (Paul E. Bayer), who is
personally known to me, or who produced _____ as identification.

Witness my hand and official seal, this the 14th day of February, 2012.

Kella Schaible

Notary Public

My commission expires _____

SEAL



* as Executive Vice President of National Retail Properties, Inc., a
Maryland corporation, on behalf of the corporation,

April 30, 2012

Attn: Gwinnett County Representatives

To Whom It May Concern:

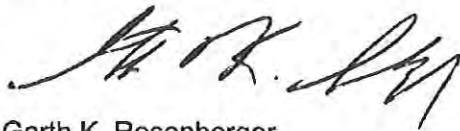
Over the past several years, Toyota Motor Sales, USA, Inc. (Toyota) has been transitioning to a revised national branding strategy. Exterior signs on the dealer facilities have played an important part in the strategy. As you may know, Scion is a brand within the Toyota family and is considered a separate car line for our dealer body. Scion's exposure is limited throughout the U.S. Their marketing budget is much smaller and size of the Scion dealer body is a fraction of the Toyota body. Therefore, it is vital for us to provide exposure to the Scion brand within their context. The Scion retail outlets have a very basic sign strategy that's simple compared to other automotive franchises.

We are requesting a variance from Gwinnett County to allow the Scion letters to be their standard size. These letters are 15 inches in height and are the smallest standard set of letters provided for any of our Scion facility models. The letters are LED illuminated, which is a state of the art technology, that uses half the energy of neon or florescent illuminated letters. The LED letters are also friendlier to the environment because they are not changed out on a frequent basis (they're made to last over 100,000 hours) and most importantly, unlike neon or florescent letters, they do not contain mercury.

Every day, our retail dealers convey our image to its local community. We want to be certain we are providing a quality image as well as being a sound citizen.

Toyota takes a great deal of pride in working with local communities and we hope that we are able to provide support with various endeavors in Gwinnett County.

Sincerely,



Garth K. Rosenberger
Dealer Identification Manager



555 Ellesmere Road
 Toronto, Ontario, Canada M1R 4E8
 Tel (416) 759-1111
 Fax (416) 759-4965
 Toll Free 1-800-268-6536
 www.pattisonsign.com
 A Division of Jim Pattison Industries Ltd.

January 12, 2012	Date	3/16" = 1'-0"	Scale	Job No.
R.J. Ferrara	Sales Rep	12-0016	Design No.	Customer Approval
R.F.	Designer	RS - April 5, 2012	Revision Note	Date

All rights reserved. No part of this drawing may be reproduced in any form without written permission from Pattison Sign Group.

It is agreed that the client is entirely responsible to install the concrete base as per Pattison Sign Group technical drawings or the equivalent. Where an existing base is used, the client agrees to check if the concrete base can support the sign as supplied by Pattison Sign Group. Pattison Sign Group will not accept any liability.
 Voltage: 120volt 240volt



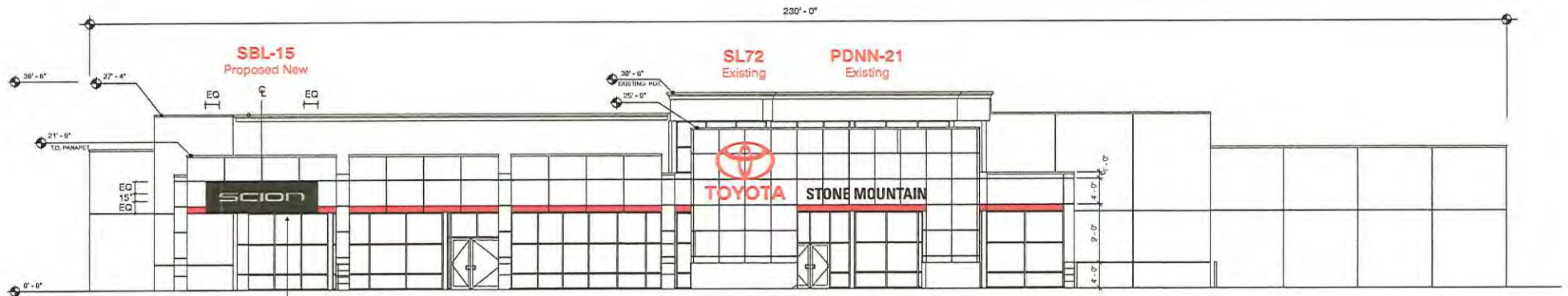
10111 Stone Mountain Toyota Scion
 5065 US Highway 78
 Stone Mountain, GA.

Building square footage:
 30'-6"H x 230'-0"L = 7,015 sq.ft.

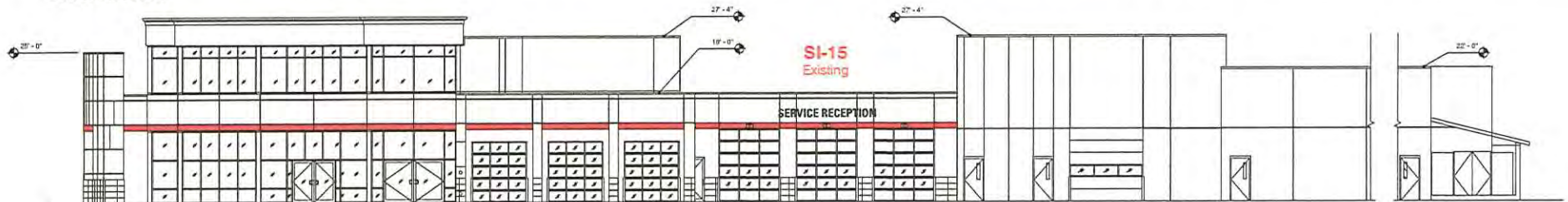


SBL-15
 ILLUMINATED CHANNEL LETTERS


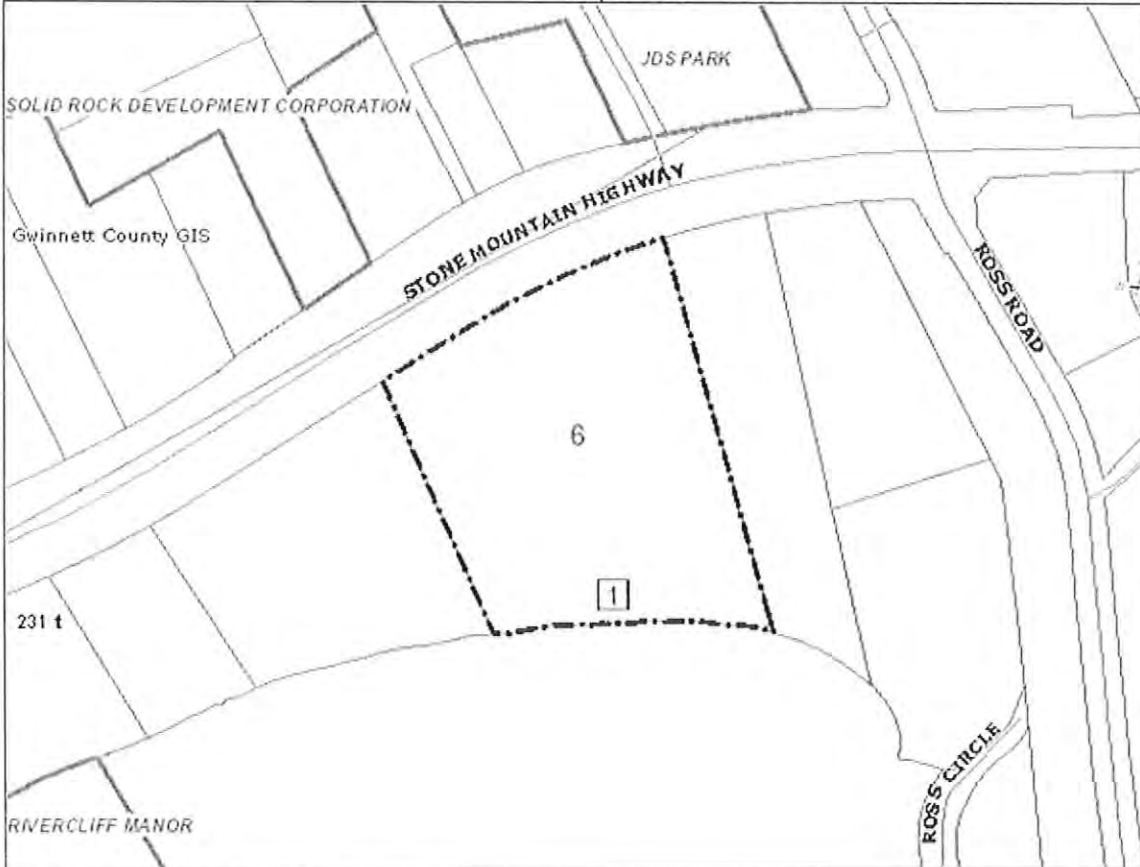
- FABRICATED AS PER APPROVED SPECIFICATIONS
- 3/16" #2447 WHITE ACRYLIC FACES (FLAT)
- PERFORATED VINYL TYPE B SCREEN PRINTED GF-436 APPLIED ON FIRST SURFACE
- 0.040 ALUMINUM LETTERS AND F-TRIM PAINTED GREY TO MATCH GF-436
- ILLUMINATED WITH WHITE LED
- BLACK PANEL SUPPLIED BY OTHERS



South Elevation



West Elevation

 <p>Gwinnett County GIS Map</p> <p>ZVR2012-00048</p>	<p><u>Contact</u> Name: Gwinnett County ITS - GIS Telephone: 770-822-8036 Website: www.gwinnettcounty.com Email: gisoffice@gwinnettcounty.com Address: 75 Langley Drive, Lawrenceville, GA 30046</p>										
											
<p>Map Printed On May 02, 2012</p>											
<p style="text-align: center;">Legend</p> <table border="0"> <tr> <td>Parcel Layers</td> <td></td> </tr> <tr> <td>Land Parcels</td> <td><input type="checkbox"/> <all other values></td> </tr> <tr> <td>ParcelType</td> <td><input checked="" type="checkbox"/> Condo</td> </tr> <tr> <td>Main Layers</td> <td><input type="checkbox"/> Subdivisions</td> </tr> <tr> <td>Street Centerlines</td> <td></td> </tr> </table>		Parcel Layers		Land Parcels	<input type="checkbox"/> <all other values>	ParcelType	<input checked="" type="checkbox"/> Condo	Main Layers	<input type="checkbox"/> Subdivisions	Street Centerlines	
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<p>Disclaimer See Terms</p> <p style="text-align: right;">powered by OnPointSM</p>											